Karen Johnson Davidson County
Batch# 256619 DEEDWARRSP
07/15/2019 08:38:30 AM 5 pgs
Fees: $28.00 Taxes: $23,890.90
20190715-0068527

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Elliston Hospitality LLC 1085 E. Christi Dr. Dickson, TN 37055	092-150-168.00 092-150-169.00 092-150-170.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HILSEA HOLDINGS LTD.**, a Gibraltar registered business company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **ELLISTON HOSPITALITY LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 2221 Elliston Place, 118 Louise Avenue and 114 Louise Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $6,457,000.00.

Affiant

Subscribed and sworn to before me this 11th day of July, 2019.

Notary Public
My Commission Expires:

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 02/27/2021
COUNTY OF DICKSON

4850-3751-1251.1

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, and not otherwise, excepting (i) all claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 12 day of July, 2017.

GRANTOR:

HILSEA HOLDINGS LTD.
a Gibraltar registered business company

By: _____
Name: Gregory Ramos
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Gregory Ramos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Hilsea Holdings Ltd., a Gibraltar registered business company, the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 8th day of July, 2019.

Theresa Hostetler
Notary Public

My Commission Expires:

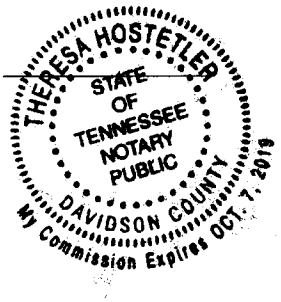


Exhibit A
Property

Tract I: Land in Davidson County, Tennessee, being Lot Nos. 13 and 14 on the Map of Burford's Subdivision of Part of the Elliston Land, as of record in Book 332, page 8, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said lots.

Tract II: Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Burford's Subdivision of Part of the Elliston Lands, as of record in Book 332, page 8, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said lots.

Each of Tract I and II being the same property conveyed to Hilsea Holdings Ltd., a Foreign Company Registered in Gibraltar, by Instrument from Louise-Douglas-West End Properties, a Tennessee general partnership, of record at Book 8681, page 596 recorded July 22, 1992 with the Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. All matters show on plat of record in Book 332, page 8, in the Register's Office for Davidson County, Tennessee.

2. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

3. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

4. Real estate taxes, stand-by fees, and assessments (general and special) for the current year, 2019, and all subsequent years for Map-Par. 092-150-168.00, 092-150-169.00 and 092-150-170.00.

5. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

6. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

7. Rights of tenants in possession, as residential tenants only, under unrecorded leases or rental agreements.

8. Those matters as may be reflected on a survey of the Property and the right-of-way of Elliston Place, Louise Avenue and an alley.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

