Karen Johnson Davidson County
Batch# 267471 DEEDWARRSP
08/06/2019 03:14:55 PM 9 pgs
Fees: $48.00 Taxes: $375,714.37
20190806-0078153

This instrument was prepared by:

Pierce Atwood LLP
100 Summer St, 22nd Floor
Boston, MA 02110

SPECIAL WARRANTY DEED

FROM: NASHVILLE HOTEL PROPERTY CORP., a Delaware corporation, Grantor

To: NH NASHVILLE FEE LLC, JEMAL'S NASHVILLE OWNER L.L.C., TCG NASHVILLE HOLDINGS I LLC and HIN B OWNER LLC, each a Delaware limited liability company, as Tenants in Common, collectively, the Grantee

Address New Owner as follows:	Send Tax Bills to:	Map – Parcel Numbers
c/o Nakash Holdings 1400 Broadway, 15th Floor New York, NY 10018	Same	093-100-386.00 093-100-388.00 093-100-389.00 093-100-390.00 093-100-391.00

THIS INSTRUMENT PREPARED BY:

Commonwealth of Massachusetts
County of Suffolk, ss.

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED ~~THREE MILLION FIVE HUNDRED THOUSAND~~ ONE MILLION FIVE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED TWENTY FOUR AND NO/100 DOLLARS (~~$103,500,00.00~~ $101,544,424.00).

Affiant

Subscribed and sworn to before me, this the 19 da of July, 2019.

VALERIE HANSEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA4803669
Qualified In New York County
Commission Expires Dec. 31, 2022

Notary Public
My Commission Expires: _____

This instrument was prepared by:

Pierce Atwood LLP
100 Summer St, 22nd Floor
Boston, MA 02110

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, NASHVILLE HOTEL PROPERTY CORP., a Delaware corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto NH NASHVILLE FEE LLC, having a 33.5% tenant in common interest, JEMAL'S NASHVILLE OWNER L.L.C., having a 16.36% tenant in common interest, TCG NASHVILLE HOLDINGS I LLC, having a 12.10% tenant in common interest, HIN B OWNER LLC, having a 38.04% tenant in common interest, each a Delaware limited liability company, hereinafter collectively called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B (the "Permitted Exceptions").

This is improved property located at 310 Fourth Avenue South, Nashville, Davidson County, Tennessee 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Exceptions), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

WITNESS its hand this 18th day of July 2019.

GRANTOR:
Nashville Hotel Property Corp., a Delaware corporation

By: _____
Print Name: Jill A. Russo
Title: Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

On July 18, 2019, before me, the undersigned, a Notary Public in and for said State personally appeared Jill A. Russo, known to me to be the Vice President of Nashville Hotel Property Corp., a Delaware corporation, and acknowledged to me that such individual executed the within instrument on behalf of said corporation.,

WITNESS my hand and official seal.

_____
Notary Public in and for said County and State

TARA BROWN
Notary Public, State of New York
Reg. No. 01BR6253531
Qualified in Nassau County
My Commission Expires Dec. 19, 2019

[SEAL]

Exhibit A
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1:

PARCEL 386

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH AND EAST BY 1-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, REGISTERS OFFICE OF DAVIDSON COUNTY (RODC); BOUNDED ON THE SOUTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, RODC; AND BOUNDED ON THE WEST BY EASTERN RIGHT OF WAY (ROW) OF 4TH AVENUE SOUTH. BEING PORTIONS OF LOTS 22 AND 23 OF KIRKMAN SUBDIVISION OF DAVIDSON ACADAMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH SAID POINT BEING S32°56'16E 19.00' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHERN ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH WITH THE FOLLOWING: N57°21'18"E 83.16 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE S32°41'05"E 26.00 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE S56°59'23"W 83.04' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 26.53' TO THE POINT OF BEGINNING.

CONTAINING 2,183 SQUARE FEET OR 0.05 ACRES.

TRACT 2:

PARCEL 388

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC), AND BY I-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, RODC; BOUNDED ON THE EAST BY THE WESTERN RIGHT OF WAY (ROW) OF ALMOND STREET; BOUNDED ON THE SOUTH BY RAGLAND CORPORATION AS RECORDED IN DEED BOOK 3160, PAGE 227, RODC; AND BOUNDED ON THE WEST BY THE EASTERN ROW 4TH AVENUE SOUTH. BEING THE SOUTHERLY 19' OF LOT 23 AND THE NORTHERLY 30.5' OF LOT 24 KIRKMAN SUBDIVISION OF DAVIDSON ACADAMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING S32°56'16"E 67.52' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHERN ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH N56°59'23"E 148.04' TO A POINT LYING ON SAID WESTERN ROW OF ALMOND STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF ALMOND STREET S32°34'34"E 49.44' TO A

POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF ALMOND STREET S57°20'10"W 147.73' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 48.52' TO THE POINT OF BEGINNING.

CONTAINING 7,243 SQUARE FEET OR 0.17 ACRES, ACCORDING TO THAT CERTAIN BOUNDARY SURVEY DATED SEPTEMBER 9, 2004 BY ROBERT M. SEARSON, REGISTERED SURVEYOR'S NO. 1666.

TRACT 3:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH , 68 FEET IN WIDTH (FIELD MEASURED), AT A CORNER COMMON WITH THE PROPERTY CONVEYED TO I-65 REALTY PARTNERS, LLC OF RECORD IN INSTRUMENT NUMBER 20020304-0026600;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH WITH THE SOUTHERLY PROPERTY LINE OF SAID I-65 REALTY PARTNERS, NORTH 62 DEG 58 MIN 47 SEC EAST, 82.21 FEET TO A PK NAIL SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF I-65 REALTY PARTNERS, SOUTH 27 DEG 03 MIN 36 SEC EAST; 26.00 FEET TO A PK NAIL SET;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF I-65 REALTY PARTNERS, NORTH 62 DEG 36 MIN 52 SEC EAST, 65.00 FEET TO A PK NAIL SET ON THE WESTERLY RIGHT-OF-WAY LINE OF ALMOND STREET, 36 FEET IN WIDTH (FIELD MEASURED);

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALMOND STREET FOR THE FOLLOWING TWO CALLS:
1) SOUTH 26 DEG 49 MIN 05 SEC EAST, 292.60 FEET TO AN IRON ROD SET;
2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 19.69 FEET, A CURVE LENGTH OF 30.68 FEET, A CENTRAL ANGLE OF 89 DEG 15 MIN 56 SEC, AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEG 51 MIN 01 SEC WEST, 27.67 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD, 135.83 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, SOUTH 62 DEG 28 MIN 59 SEC WEST, 99.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 4TH AVENUE SOUTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH FOR THE FOLLOWING TWO CALLS:
1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, A CURVE LENGTH OF 39.34 FEET, A CENTRAL ANGLE OF 90 DEG 09 MIN 37 SEC, AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEG 26 MIN 13 SEC WEST, 35.40 FEET TO AN IRON ROD SET;
2) NORTH 27 DEG 21 MIN 24 SEC WEST, 313.81 FEET TO THE POINT OF BEGINNING; CONTAINING 47,399 SQUARE FEET OR 1.088 ACRES ± ACCORDING TO THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED MAY 5, 2005 BY R. SCOT CHERRY, REGISTERED SURVEYOR'S NO. 1512.

LESS AND EXCEPT - PARCEL A:

PARCEL 386

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH AND EAST BY 1-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC); BOUNDED ON THE SOUTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, RODC; AND BOUNDED ON THE WEST BY THE EASTERN RIGHT OF WAY (ROW) OF 4TH AVENUE SOUTH. BEING PORTIONS OF LOTS 22 AND 23 OF KIRKMAN SUBDIVISION OF DAVIDSON ACADAMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH SAID POINT BEING S32°56'16"E 19.00' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHERN ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH WITH THE FOLLOWING: N57°21'18"E 83.16 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE S32°41'05"E 26.00 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE S56°59'23"W 83.04' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 26.53' TO THE POINT OF BEGINNING.

CONTAINING 2,183 SQUARE FEET OR 0.05 ACRES.

LESS AND EXCEPT – PARCEL B:

PARCEL 388

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC), AND BY I-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, RODC; BOUNDED ON THE EAST BY THE WESTERN RIGHT OF WAY (ROW) OF ALMOND STREET; BOUNDED ON THE SOUTH BY RAGLAND CORPORATION AS RECORDED IN DEED BOOK 3160, PAGE 227, RODC; AND BOUNDED ON THE WEST BY THE EASTERN ROW 4TH AVENUE SOUTH. BEING THE SOUTHERLY 19' OF LOT 23 AND THE NORTHERLY 30.5' OF LOT 24 OF KIRKMAN SUBDIVISION OF DAVIDSON ACADAMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING S32°56'16"E 67.52' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHER ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH N56°59'23"E 148.04' TO A POINT LYING ON SAID WESTERN ROW OF ALMOND STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF ALMOND STREET S32°34'34"E 49.44' TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING

SAID ROW OF ALMOND STREET S57°20'10"W 147.73' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 48.52' TO THE POINT OF BEGINNING.

CONTAINING 7,243 SQUARE FEET OR 0.17 ACRES, ACCORDING TO THAT CERTAIN BOUNDARY SURVEY DATED SEPTEMBER 9, 2004 BY ROBERT M. SEARSON, REGISTERED SURVEYOR'S NO. 1666.

THE FOREGOING 3 TRACTS ALSO BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH , 68 FEET IN WIDTH (FIELD MEASURED), AT A CORNER COMMON WITH THE PROPERTY CONVEYED TO I-65 REALTY PARTNERS, LLC OF RECORD IN INSTRUMENT NUMBER 20020304-0026600;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH WITH THE SOUTHERLY PROPERTY LINE OF SAID I-65 REALTY PARTNERS, NORTH 62 DEG 58 MIN 47 SEC EAST, 82.21 FEET TO A PK NAIL SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF I-65 REALTY PARTNERS, SOUTH 27 DEG 03 MIN 36 SEC EAST; 26.00 FEET TO A PK NAIL SET;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF I-65 REALTY PARTNERS, NORTH 62 DEG 36 MIN 52 SEC EAST, 65.00 FEET TO A PK NAIL SET ON THE WESTERLY RIGHT-OF-WAY LINE OF ALMOND STREET, 36 FEET IN WIDTH (FIELD MEASURED);

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALMOND STREET FOR THE FOLLOWING TWO CALLS:
1) SOUTH 26 DEG 49 MIN 05 SEC EAST, 292.60 FEET TO AN IRON ROD SET;
2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 19.69 FEET, A CURVE LENGTH OF 30.68 FEET, A CENTRAL ANGLE OF 89 DEG 15 MIN 56 SEC, AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEG 51 MIN 01 SEC WEST, 27.67 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD, 135.83 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, SOUTH 62 DEG 28 MIN 59 SEC WEST, 99.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 4TH AVENUE SOUTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH FOR THE FOLLOWING TWO CALLS:
1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, A CURVE LENGTH OF 39.34 FEET, A CENTRAL ANGLE OF 90 DEG 09 MIN 37 SEC, AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEG 26 MIN 13 SEC WEST, 35.40 FEET TO AN IRON ROD SET;
2) NORTH 27 DEG 21 MIN 24 SEC WEST, 313.81 FEET TO THE POINT OF BEGINNING; CONTAINING 47,399 SQUARE FEET OR 1.088 ACRES ± ACCORDING TO THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED MAY 5, 2005 BY R. SCOT CHERRY, REGISTERED SURVEYOR'S NO. 1512.

Being the same property conveyed to Nashville Hotel Property Corp., a Delaware corporation from MR Hotels, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 201603040020991, in the Register's Office for Davidson County, Tennessee

Exhibit B

Permitted Encumbrances

1. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records or are shown in Schedule B.

2. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instr. No. 200610190129550, in the Register's Office for Davidson County, Tennessee, and as approximately shown on the Survey.

4. Stormwater Quality Agreement of record in Instr. No. 2006092380119812, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Nashville Hotel Property Corp., a Delaware corporation and LCP Nashville Operator LLC, a Delaware limited liability company and Verizon Wireless Tennessee Partnership D/B/A Verizon Wireless, of record in Instrument No. 201812170122099, in the Register's Office of Davidson County, Tennessee.

6. (a) Rights of parties in possession, as transient hotel guests only.

   (b) Rights of Half Baked, LLC (Corner Bakery Café), pursuant to an unrecorded lease.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by John Mark Norwood for Millman National Land Services on May 20, 2019, last revised July 23, 2019 designated Project No. 45039 (the "Survey"):

   (a) Variations between fence and northerly property line;
   (b) Overhang projects as much as 4.7 feet over 4th Avenue South.