Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347
File No. TN251905119V

Karen Johnson Davidson County
Batch# 280384 **DEEDWARRSP**
09/04/2019 09:09:22 AM 6 pgs
Fees: $33.00 Taxes: $296,878.75

20190904-0088963

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
c/o Square Mile Capital Management 350 Park Avenue, 15th Floor New York, New York 10022 Attention: Daniel Kasell and Nolan Hecht	107-00-0-129.00	Same as New Owner
This instrument prepared by: White & Case LLP 111 South Wacker Drive, Suite 5100 Chicago, Illinois 60606 Attention: Eugene J.M. Leone, Esq.		

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HOTEL 10 CENTURY, L.P., a Delaware limited partnership ("**Grantor**"), does hereby GRANT, BARGAIN AND SELL to CENTURY BLVD PROPCO LLC, a Delaware limited liability company ("**Grantee**"), having an address of c/o Square Mile Capital Management, 350 Park Avenue, 15th Floor, New York, New York 10022, and its successors and assigns, FOREVER, the real property located in the City of Nashville, County of Davidson, State of Tennessee, and more particularly described in **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the "**Land**"), together with, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject to the "**Permitted Exceptions**" (*i.e.*, real property taxes and assessments, unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey, as of the date hereof).

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of the real property in fee simple, subject, however, to the Permitted Exceptions; that Grantor has good right and lawful authority to sell and convey the real property; and hereby warrants the title to the real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This is improved property located at 10 Century Boulevard, Nashville, Davidson County, Tennessee 37214.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 28 day of August, 2019.

GRANTOR:

HOTEL 10 CENTURY, L.P.
a Delaware limited partnership

By: Hotel 10 Century GP, L.L.C.,
Its General Partner

By: _____
Name: Ruby Huang
Title: Authorized Signatory

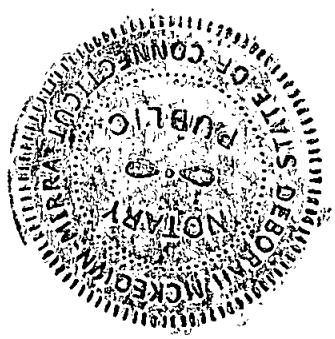
STATE OF CONNECTICUT)
)
COUNTY OF FAIRFIELD)

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY THAT Ruby Huang, as authorized signatory of Hotel 10 Century GP, L.L.C., a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the instrument as her free and voluntary act, and as a free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 27th day of August, 2019.

Deborah McKeown-Mirra

Print Name: Deborah McKeown-Mirra
Notary Public
Commission Expiration: 8/31/2023 (Seal)



Send subsequent tax bills to:
c/o Square Mile Capital Management
350 Park Avenue, 15th Floor
New York, New York 10022
Attention: Daniel Kasell and Nolan Hecht

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

The actual consideration or value, whichever is greater, for this transfer is $80,237,500.00.

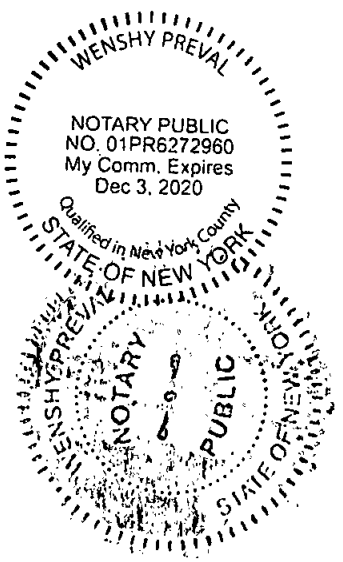
CENTURY BLVD PROPCO LLC,
a Delaware limited liability company

By: _____
Name: Daniel M. Kasell
Title: Authorized Signatory

Subscribed and sworn to before me this 27 day of August, 2019.

_____
NOTARY PUBLIC

My Commission Expires:
12/3/20



Sale of Embassy Suites Nashville
Signature Page to Special Warranty Deed

EXHIBIT A

Being a parcel of land located in Nashville, Davidson County, Tennessee, being Lot O, on the Final Plat Lot 1, Resubdivision of Lot "O" Century City, of record in Plat Book 11190, Page 16, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to ESNA Hotel Owner, LLC, a Delaware limited liability company, by Special Warranty Deed from FELCOR/JPM Hospitality (SPE), L.L.C., a Delaware limited liability company, dated October 25, 2012 and filed for record as Instrument 20121026-0098466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hotel 10 Century, L.P., a Delaware limited partnership by virtue of Special Warranty Deed from ESNA Hotel Owner, LLC, a Delaware limited liability company, dated December 5, 2016, recorded December 6, 2016 in Instrument No. 20161206-0128139 in the Register's Office of Davidson County, Tennessee, as affected by Scrivener's Affidavit recorded January 4, 2017 in Instrument No. 20170104-0000978 aforesaid records.