Karen Johnson Davidson County
Batch# 327953 DEEDWARRSP
12/11/2019 08:12:30 AM 7 pgs
Fees: $38.00 Taxes: $89,034.33
20191211-0127537

This instrument prepared by:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, IL 60611
Attn: Rachel Bates, Esq.

Return Recorded Document to:
Bryan Cave Leighton Paisner LLP
1290 Avenue of the Americas
New York, NY 10104
Attn: Matthew E. Cudrin Esq.

Name and Address Of New Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
DRE SECo LLC c/o Bryan Cave Leighton Paisner LLP 1290 Avenue of the Americas New York, NY 10104 Attn: Matthew E. Cudrin Esq.	Schulte Hospitality Group, Inc. Attn: Tax Department 2000 High Wickham Place, Suite 300 Louisville, KY 40245	108-010-077.00

SPECIAL WARRANTY DEED

As of December 3RD, 2019, for and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hotel 1111 Airport Center, L.P., a Delaware limited partnership, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto DRE SECo LLC, a Delaware limited liability company, hereinafter called the **GRANTEE**, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See legal description attached hereto as **EXHIBIT A** (the "**Property**")

This is unimproved ( ) improved (X) property, known as

1111	Airport Center Drive	Nashville	TN	37214
(House Number)	(Street)	(City)	(State)	(Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, subject to the exceptions hereinafter set forth, to the said GRANTEE, its successors and assigns, forever.

GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered, except for (i) current taxes and assessments not yet due and payable, (ii) all liens, conditions, restrictions, reservations, easements and other matters of record or to which reference is made in the public record, (iii) all applicable building and zoning ordinances, regulations and conditions, and (iv) all matters that would be revealed by a current and accurate ALTA/NSPS survey of the Property (collectively, the "**Permitted Exceptions**"). GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said Property to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise, subject to the Permitted

Exceptions, except that no warranty is made as to the amount of acreage in the Property. 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]

Dated as of the date set forth above.

GRANTOR:

Hotel 1111 Airport Center, L.P.,
a Delaware limited partnership

By: Hotel 1111 Airport Center GP, L.L.C.,
a Delaware limited liability company
its general partner

By: _____
Name: Ruby Huang
Title: Authorized Signatory

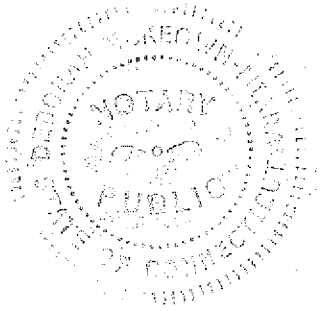
STATE OF CONNECTICUT:
COUNTY OF FAIRFIELD:

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruby Huang with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the authorized signatory of Hotel 1111 Airport Center GP, L.L.C., a Delaware limited liability company, which is the general partner of Hotel 1111 Airport Center, L.P., the within named bargainor, a Delaware limited partnership, and that as such authorized signatory of the general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor limited partnership by herself as authorized signatory of its general partner.

Witness my hand and official seal at office at Greenwich on this the 15th day of November, 2019.

Deborah McKeown Mika
Notary Public
DEBORAH MCKEOWN-MIKA

Commission Expires: 8/31/23



[Signature Page to Deed (Hotel 16 – Holiday Inn Express Nashville Airport)]

OATH OF CONSIDERATION (MUST BE ON ALL DEEDS - EXECUTED BY GRANTEE)

STATE OF Arizona

COUNTY OF Maricopa

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 24,063,332, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DRE SECO LLC,
a Delaware limited liability company

By: _____
Name: Suril Shah
Title: Authorized Signatory

Subscribed and sworn to before me
this 20 day of November, 2019.

Beth K. Caldwell
Notary Public

My commission expires: 7/15/20

(Notary Seal)

BETH K. CALDWELL
Notary Public - Arizona
Maricopa County
Expires 07/15/2020

EXHIBIT A

Legal Description

Parcel I:

Being a parcel of land located in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the Easterly margin of Airport Center Drive, and being Lot No. 9 on the recorded Subdivision Plat entitled Re-subdivision of a re-subdivision of Lot 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 670, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument in the East right of way of Airport Center Drive, said monument being the Northwest Corner of Lot No. 19 as shown on the recorded plat of Metro Airport Center Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Thence, with said right-of-way of Airport Center Drive and a curve to the left 40.78 feet to a p.k. nail, said curve having a central angle of 38° 56' 31", a radius of 60.00 feet to a tangent of 21.21 feet and a chord of N 21° 41' 48" W, 40.00 feet;

Thence, continuing with said right-of-way and a curve to the right 76.98 feet to an existing iron pin, said curve having a central angle of 88° 12' 45", a radius of 50.00 feet, a tangent of 48.46 feet and a chord of N 02° 56' 20" E. 69.60 feet;

Thence N 47° 02' 42" E, 274.68 feet to an existing iron pin;

Thence, with said right-of-way and a curve to the left 42.50 feet to an existing iron pin in the Southwest corner of the lot entitled "Tract A" as recorded on the Re-subdivision of Lot No. 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 445, R.O.D.C., said curve having a central angle of 04° 35' 40" a radius of 530.00 feet, a tangent of 21.26 feet and a chord of N 44° 44' 52" E, 42.49 feet;

Thence, leaving said right of way with the southerly line of "Tract A" S 82° 27' 11" E, 419.56 feet to an existing iron pin in the Southeast corner of said "Tract A";

Thence, leaving said "Tract A" with the westerly boundary of property conveyed to Nashville Hotel Associates, Ltd., of record in Book 10994, Page 587, R.O.D.C. the following calls;

S 15° 27' 43" E, 0.63, feet to an existing iron pin;
S 06° 58' 29" E, 105.00, feet to an existing iron pin;
S 01° 05' 24" E, 51.09, feet to an existing iron pin;
S 06° 11' 46" W, 50.16, feet to an existing iron pin;
S 10° 46' 12" W, 50.00, feet to an existing iron pin;
S 22° 37' 47" W, 51.09, feet to an existing iron pin;
S 31° 48' 09" W, 144.57, feet to an existing iron pin in the Northeast corner of Lot No. 19A of the recorded subdivision plat of Metro Airport Center, Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Thence, with said northerly boundary of Lot Nos. 19 and 19A, N 82° 28' 13" West, 461.40 feet to an existing iron pin.

Thence N 40° 27' 37" W, 125.58 feet to the point of beginning.

Containing 244,275 square feet or 5.61 acres more or less.

Parcel II:

Easement benefiting Parcel I in and to the Common Area as set out in Article III, Section 1 of the Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, Page 870, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hotel 1111 Airport Center, L.P., a Delaware limited partnership, from Garrison Nashville Hotel Propco, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 201706060056262, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, **Theresa A. Bundy**, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa A. Bundy
Signature

State of Illinois

County of Cook

Personally appeared before me, **Clennie Hernandez**, a notary public for this county and state, Theresa A. Bundy, 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: 12/13/20
Notary' Seal

OFFICIAL SEAL
CLENNIE HERNANDEZ
Notary Public - State of Illinois
My Commission Expires 12/13/2020