THIS INSTRUMENT PREPARED BY: **Farah Bhayani** **Managing Counsel, Legal Department** **G6 Hospitality Property LLC** **4001 International Parkway** **Carrollton, Texas 75007** **(972) 360-5872** Karen Johnson Davidson County Batch# 336635 DEEDWARRSP 12/31/2019 08:48:59 AM 6 pgs Fees: $33.00 Taxes: $12,025.00 20191231-0134753	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,250,000.00. **AFFIANT** Subscribed and sworn to before me, this 7 day of Dec 2019 Notary Public My Commission Expires: PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-08-2021

Address new owner as follows: M6 Goodlettsville, LLC 323 Cartwright St Nashville, Tennessee 37072	Send Tax Bills to: M6 Goodlettsville, LLC 323 Cartwright St Nashville, Tennessee 37072	Map-Parcel Numbers 19 13 106.00

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 consideration, the receipt of which is hereby acknowledged, **G6 HOSPITALITY PROPERTY LLC**, a Delaware limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto **M6 GOODLETTSVILLE, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (collectively, the "Property").

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

This is improved property known as Motel 6®, located at 323 Cartwright Street, Goodlettsville,

Tennessee 37072.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

Grantor further declares and warrants that: this Special Warranty Deed is a present, complete and absolute conveyance and grant of title and includes and unconditionally conveys all equitable and redemptive rights of Grantor; this conveyance is freely and fairly made; this Special Warranty Deed is not a mortgage, deed of trust or security device of any kind, and is made subject to the Permitted Encumbrances described herein. Grantor acknowledges and agrees to having transferred the Property to the Grantee for a fair and adequate consideration.

NOTWITHSTANDING ANYTHING TO THE CONTRARY, AS SET FORTH IN SECTION 3 OF THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED OCTOBER 11, 2019 BETWEEN GRANTOR AND GRANTEE'S PREDECESSOR-IN-INTEREST (THE "PURCHASE AGREEMENT"), WHICH IS HEREBY INCORPORATED BY REFERENCE AS IF HEREIN SET OUT IN FULL, EXCEPT FOR GRANTOR'S REPRESENTATIONS AND WARRANTIES SET FORTH IN THE PURCHASE AGREEMENT AND THE WARRANTY OF TITLE AS SET FORTH HEREIN, THE ASSETS CONVEYED HEREUNDER ARE CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS" CONDITION "WITH ALL FAULTS" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF GRANTOR. GRANTOR HAS NOT, DOES NOT, AND WILL NOT MAKE ANY WARRANTIES OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OR CONDITION, MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE ASSETS.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that such person is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this Special Warranty Deed on behalf of Grantor; that the Grantor has the full organizational capacity to convey the real estate described herein; and, that all necessary action for the making of this conveyance has been taken and done.

[Signature and acknowledgment page follows.]

WITNESS my hand this 2nd day of December, 2019.

GRANTOR:
G6 HOSPITALITY PROPERTY LLC,
a Delaware limited liability company

By: _____
Name: Rob Palleschi
Title: CEO
Date: December 2, 2019

STATE OF TEXAS §
§
DENTON COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rob Palleschi, as CEO of G6 Hospitality Property LLC, a Delaware limited liability company, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me in the presence of the above signed witnesses on this day that, being informed of the contents herein, she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company

Given under my hand and official seal this 2 day of December, 2019.

JOY HETRICK
Notary Public, State of Texas
Comm. Expires 07-27-2021
Notary ID 131224922

Joy Hetrick
Notary Public
My Commission expires: 7-27-2021

EXHIBIT "A"

Legal Description

(see attached)

TN-0699 in Goodlettsville (Davidson County), TN#12111137CTN-v1

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Motel 6, Inc. Site No. 699 Subdivision, as shown on plat of record in Plat Book 6200, page 592, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to G6 Hospitality Property LLC, a Delaware limited liability company, by Deed of record as Instrument 20121119-0106418, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

EXHIBIT "B"
Permitted Exceptions
699 Nashville (Goodlettsville), TN

1. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

2. Easements, or claims of easements, not shown by the public records.

3. Taxes for the year 2019 and subsequent years, a lien, due and payable, but not yet delinquent.

4. Subject to all matters shown on the Plan of record in Book 6200, Page 592, Register's Office of Davidson County, Tennessee.