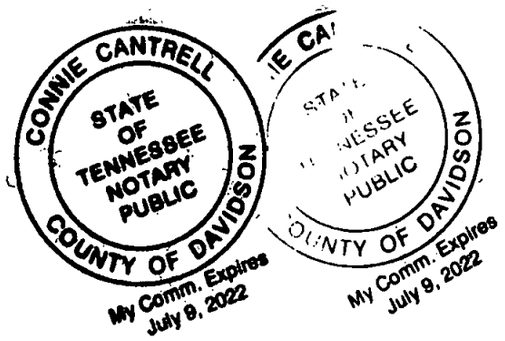
SPECIAL WARRANTY DEED



State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st Day of January, 2020.

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 351703 DEEDWARRSP
01/31/2020 03:38:32 PM 4 pgs
Fees: $23.00 Taxes: $81,770.00

20200131-0011853

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
618 HCK LLC, a Delaware limited liability company	"NEW OWNER"	**Map 093 Parcel Nos. 06-1-001.00, 06-1-002.00**
(NAME) **1350 Avenue of the Americas, 3rd Floor**	(NAME)	
(ADDRESS) **New York, NY 10019**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Adventure 3 Properties, G.P., a Tennessee general partnership,** hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto, **618 HCK LLC, a Delaware limited liability company**, hereinafter called the "Grantee", its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof**.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantor does further covenant and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise, subject however to the matters set forth on Exhibit B. 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 appears on the following page]

IN WITNESS WHEREOF, the undersigned have executed this instrument, this 30th Day of January, 2020.

Adventure 3 Properties, G.P., a Tennessee general partnership

By: _____
Michael D. Shmerling
Managing General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Managing General Partner of Adventure 3 Properties, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Managing General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the said general partnership, by himself, as Managing General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 30th Day of January, 2020.

My Commission Expires: 5/2/2022

_____
Notary Public



EXHIBIT "A"

TRACT I

Land in Davidson County, Tennessee, being part of Lot No. 125, on the Original Plan of the Town of Nashville, not of record, being more particularly described as follows:

Beginning at the northeast corner of Church Street and Seventh Avenue (North), and running thence eastward with the northern margin of Church Street and with the southern margin of the store-house thereon (previously occupied by The Castner-Knott Dry Goods Co.) one hundred and eleven feet to the center of the eastern wall of said store-house; thence with the center of said wall one hundred and thirty-five feet to the northern margin of the northern wall of said store-house, and thence on in the same line and direction so as to include eleven feet of a private court in the rear of the said store-house, in all one hundred and forty-six feet from the southern margin of the southern wall of said house; thence westward, and parallel with the southern margin of said store-house one hundred and eleven feet and two inches, more or less, to the eastern margin of Seventh Avenue and to the southwest corner of a parking lot, a point eleven feet from the northwest corner of said store-house; thence southward with the eastern margin of said Avenue one hundred and forty-six feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, being part of Lot No. 125, on the Original Plan of the Town of Nashville, not of record, described according to a survey made by W. B. Southgate, Surveyor, April 16, 1924, as follows:

Beginning on the northerly margin of Church Street, at a point 111 feet East of the easterly margin of 7th Avenue North said point being West of the eastern edge of the wall of the Castner Knott Building; thence with the northerly margin of Church Street, eastwardly 27 feet 11 inches to the westerly margin of Capitol Boulevard; thence with the westerly margin of said Boulevard northwardly 146 feet 1 1/2 inches to the southeast corner of the property conveyed to the Standard Property and Investment Company by deed from Elizabeth R. Eakin of record in Book 508, page 541, Register's Office for Davidson County, Tennessee; thence with said Company's southerly line westerly 26 feet 11 inches; thence southwardly and parallel with the westerly margin of Capitol Boulevard 11 feet 1 1/2 inches to the northeast corner of the Castner Knott Building; thence westwardly and parallel with the northerly margin of Church Street, 1 foot to a point 1 foot West of the eastern edge of the wall of the Castner Knott Building; thence southwardly and parallel with the westerly margin of Capitol Boulevard 135 feet to the beginning.

Being the same property conveyed to Adventure 3 Properties, LLC, a Tennessee Limited Liability Company, by deed from Metropolitan Development and Housing Agency, of record in Book 11024, page 43 and corrected in Book 11470, page 1, dated July 15, 1998, said Register's Office, said Adventure 3 Properties, LLC, having since merged into Adventure 3 Properties, G.P., a Tennessee General Partnership, by Certificate of Merger of record in Instrument No. 20000107-0002710; the said Adventure 3 Properties, G.P., a Tennessee General Partnership, having been converted into Adventure 3 Properties, L.P., a Tennessee Limited Partnership, by Certificate of Merger of record in Instrument No. 20051020-0126552, said Register's Office. Pursuant to the Certificate of Cancellation of Limited Partnership, Adventure 3 Properties, L.P., a Tennessee Limited Partnership is now known as Adventure 3 Properties, G.P., a Tennessee General Partnership, of record as Instrument No. 20191118-0118542, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 93-06-1-001.00 (TRACT I), 093-06-1-002.00 (TRACT II)

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the Memorandum of Lease from Lawrence M. Stone to Metropolitan Housing and Development Agency, of record in Book 11011, page 123, said Register's Office. (Tract I)

3. Assignment of Rents and Leases of record in Instrument No. 199912230306733, said Register's Office. (Tract I)

4. Assignment and Assumption of Lease Agreement of record in Instrument No. 20050420-0044175, said Register's Office. (Tract I)

5. Easement for Stairway Structure of record in Book 4690, page 12, said Register's Office. (Tract I)

6. The following matters shown on the plat of survey by Judy L. Judson, Tenn. RLS No.1935, of Barge Design Solutions, dated June 6, 1996, last revised January 24, 2020, and designated as File No. 3255802:

    a) Overhangs along South line encroaching into public right-of-way as allowed by privilege and not a franchise by Metropolitan Government of Nashville and Davidson County Resolution No. R99-1434 (Tract I)

    b) Overhang on east property line encroaching into public right-of-way along Anne Dallas Dudley Boulevard as allowed by privilege and not a franchise by Metropolitan Government of Nashville and Davidson County Resolution No. RS2000-121. (Tract II)

    c) Fire Department connections Northeast corner (Tract II)

    d) Possible encroachment onto adjoining tract owned by Nashville Hospitality, LLC of record as Instrument No. 20120828-0077492 along common boundary line of 5-Story enclosed connector to garage along the common line of Tract 1 and Tract 2 and Nashville Hospitality, LLC. (Tract I)

    e) Possible encroachment onto adjoining tract owned by Nashville Hospitality, LLC of record as Instrument No. 20120828-0077492 along common boundary line of Tract 1 and Nashville Hospitality Property, LLC in the Northwest portion of Tract 1. (Tract I)

7. Metropolitan Government of Nashville and Davidson County Resolution No. R99-1434. (Tract I)

8. Metropolitan Government of Nashville and Davidson County Resolution No. R2005-909. (Tract I)

9. Metropolitan Government of Nashville and Davidson County Resolution No. R2000-121. (Tract II)