QUITCLAIM DEED

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE.

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 DEEDQC
01/31/2020 03:38:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200131-0011854

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. 06-1-001.00and -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 one dollar ($1.00), 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", hereby quitclaims and conveys 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.**

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property, taxes for the current year which have been prorated and the Permitted Exceptions recited on Exhibit "B" attached hereto and made a part hereof..

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.

[Signatures appears on the following page]

IN WITNESS WHEREOF, the undersigned has 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"

Being a tract or parcel of land located in the Central Business Improvement District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the westerly side of Church Street between Seventh Avenue North and Anne Dallas Dudley Boulevard, being part of Lot No. 125 on the plan of the original Town of Nashville, not of record, and being more particularly described according to a ALTA/ACSM Land Title Survey, by Judy L. Judson, Tennessee Registered Land Surveyor, of Barge Design Solutions, Inc., License No.1935, dated June 6, 1996, last revised January 24, 2020, as follows:

BEGINNING at the point of intersection of the northerly Right-of-Way of Seventh Avenue North and the westerly Right-of-Way of Church Street;

THENCE, with said northerly Right-of-Way of Seventh Avenue North, N 27° 21' 02" W, 146.28 feet to a point;

THENCE leaving said Right-of-Way with the easterly property line of Nashville Hospitality, LLC of record in Instrument No. 20120828-0077492, R.O.D.C., N 62° 38' 59" E, 138.82 feet to the southerly Right-of-Way of Anne Dallas Dudley Boulevard;

THENCE, with said southerly Right-of-Way of Anne Dallas Dudley Boulevard, S 27° 21' 03" E, 146.20 feet to the westerly Right-of-Way of Church Street;

THENCE, with said Right-of-Way of Church Street, S 62° 36' 57" W, 138.82 feet to the point of beginning;

Containing 20,301 square feet or 0.47 acre, more or less.

TOGETHER with all rights and benefits in that certain Ingress-Egress Easement recorded in Book 4690, Page 12, R.O.D.C.

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 and 093-06-1-002.00.

2. Easement for Stairway Structure of record in Book 4690, page 12, said Register's Office.

3. No insurance is afforded as to the acreage or square footage contained in the insured property.

4. The following matters shown on the plat of survey by :

    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) Canopy in Northeast corner encroaching into public right-of-way along Church Street and Anne Dallas Boulevard as allowed by privilege and not a franchise by Metropolitan Government of Nashville and Davidson County Resolution NO. RS2000-121. (Tract II)

    d) Fire Department connections Northeast corner (Tract II)

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

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

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

8. 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.

9. 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. NOTE: This encroachment was previously permitted by Storage Facility Easement of record in Book 4825, page 615 that has expired.