When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
3031 N. Rocky Point Drive West, Ste. 550
Tampa, FL 33607
File No: NCS 977666TN

This instrument was prepared by:
Jon Osmundson
Polsinelli PC
150 N. Riverside Plaza
Suite 3000
Chicago, Illinois 60606

Karen Johnson Davidson County
Batch# 353412 DEEDWARRSP
02/04/2020 03:46:30 PM 6 pgs
Fees: $33.00 Taxes: $116,170.11
20200204-0013159

After recording mail to:
WRPV XIII Doubletree Nashville, L.L.C.
c/o Waterton Associates L.L.C.
30 South Wacker Drive, Suite 3600
Chicago, IL 60606

FROM: SOF NASHBORO OWNER, L.P.,
a Delaware limited partnership

TO: WRPV XIII DOUBLETREE NASHVILLE, L.L.C.,
a Delaware limited liability company

SPECIAL WARRANTY DEED

Address New Owner and send Tax Bills To:

WRPV XIII Doubletree Nashville, L.L.C.
c/o Waterton Associates L.L.C.
30 South Wacker Drive, Suite 3600
Chicago, IL 60606

Property Addresses and Tax Parcel Numbers:

1600 and 1400 Doubletree Lane
Nashville, TN 37217

Tax Parcel Numbers: 135-332.00; 135-298.00

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration or value, whichever is greater, for this transfer is $31,397,327.00.

Tara Margewski
Affiant

Sworn to and subscribed before me, this 28th day of January, 2020.

Carolyn M Lagor
Notary Public

My Commission Expires: 7/23/2023

CAROLYN M LAGOR
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 23, 2023

This Special Warranty Deed (this "**Deed**") is made on this 31st day of January, 2020. SOF NASHBORO OWNER, L.P., a Delaware limited partnership, whose address is c/o Starwood Asset Management, 400 Galleria Parkway, Suite 1450, Atlanta, GA 30339 ("**Grantor**"), for and in consideration of the payment of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell and convey to WRPV XIII DOUBLETREE NASHVILLE, L.L.C., a Delaware limited liability company ("**Grantee**"), whose address is 30 S. Wacker Drive, 36th Floor, Chicago, Illinois 60606, all of its right, title and interest in and to the following described real property, to-wit (the "Property"):

See **Exhibit 1** attached hereto and incorporated herein by this reference;

Subject to all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matters that a survey or inspection of the Property would disclose, all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property (collectively, the "**Permitted Exceptions**");

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the Permitted Exceptions), but not further or otherwise. 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.

This is improved property located at 1600 and 1400 Doubletree Lane, Nashville, Tennessee 37217 in Davidson County, Tennessee.

[Remainder of Page Intentionally Left Blank;
Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

SOF NASHBORO OWNER, L.P.,
a Delaware limited partnership

By: SOF Nashboro Owner GP, L.L.C.,
a Delaware limited liability company,
its general partner

By: _____
Name: James Kane
Its: Authorized Signatory

STATE OF Georgia)
)
COUNTY OF Cobb)

Before me, Mellany Williamson, a Notary Public in and for the County and State aforesaid, personally appeared James Kane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of SOF NASHBORO OWNER GP, L.L.C., a Delaware limited liability company, the general partner of SOF NASHBORO OWNER, L.P., a Delaware limited partnership, the within named bargainor, and that he/she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as James Kane.

Witness my hand and seal at office in Cobb County, Georgia, this 27 day of January, 2020.

_____
Notary Public

My Commission Expires: 3/18/2020

MELLANY WILLIAMSON
NOTARY PUBLIC
COBB COUNTY, GEORGIA
Commission Expires
MARCH 18, 2020

Exhibit 1
to
Special Warranty Deed

Legal Description

TRACTS 6 & 24:

PROPERTY LOCATED IN THE TWENTY-EIGHT COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE FIRST REVISION OF TRACT SIX OF NASHBORO VILLAGE AS OF RECORD IN PLAT BOOK 5200, PAGE 444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TRACT TWENTY-FOUR OF NASHBORO VILLAGE AS OF RECORD IN PLAT BOOK 5200, PAGE 653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PARCELS 298 AND 332 ON METRO PROPERTY MAP 135 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN AS-BUILT SURVEY PREPARED BY WAMBLE AND ASSOCIATES DATED DECEMBER 15, 1995, LAST UPDATED ON SEPTEMBER 17, 1999, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF LONG HUNTER COURT, HAVING A 50-FOOT RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NASHBORO VILLAGE GOLF COURSE AS OF RECORD IN PLAT BOOK 4860, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, FOLLOWING THE SOUTHERLY PROPERTY LINE OF SAID GOLF COURSE SOUTH 82 DEGREES 17 MINUTES 00 SECONDS EAST 394.90 FEET TO AN IRON ROD (NEW); THENCE, CONTINUING WITH SAID GOLF COURSE SOUTH 70 DEGREES 05 MINUTES 00 SECONDS EAST 335.19 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 88 DEGREES 40 MINUTES 00 SECONDS EAST 348.47 FEET TO AN IRON ROD (NEW); THENCE, NORTH 86 DEGREES 30 MINUTES 00 SECONDS EAST 390.00 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 74 DEGREES 53 MINUTES 03 SECONDS EAST 100.24 FEET TO AN IRON ROD (NEW) BEING THE COMMON NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT SIX AND TRACT TWENTY-FOUR; THENCE, CONTINUING WITH THE SOUTHERLY LINE OF SAID GOLF COURSE SOUTH 84 DEGREES 55 MINUTES 10 SECONDS EAST 253.72 FEET PASSING THE SOUTHEAST CORNER OF SAID GOLF COURSE PROPERTY AND CONTINUING WITH THE SOUTH LINE OF TRACTS ONE AND TWO OF NASHBORO VILLAGE; THENCE, CONTINUING WITH THE SOUTH LINE OF TRACTS ONE AND TWO SOUTH 82 DEGREES 20 MINUTES 00 SECONDS EAST 244.00 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 22 DEGREES 50 MINUTES 00 SECONDS EAST 290.00 FEET TO AN IRON ROD (NEW), BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NASHBORO BOULEVARD; THENCE, FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 00 SECONDS, A RADIUS OF 1747.87 FEET, AN ARC LENGTH OF 120.00 FEET, AND A CHORD OF SOUTH 74 DEGREES 32 MINUTES 31 SECONDS WEST 119.97 FEET TO AN IRON ROD (NEW); THENCE, CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY SOUTH 76 DEGREES 30 MINUTES 31 SECONDS WEST 127.98 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37 DEGREES 34 MINUTES 30 SECONDS, A RADIUS OF 420.94 FEET, AN ARC LENGTH OF 276.05 FEET, AND A CHORD OF NORTH 84 DEGREES 42 MINUTES 15 SECONDS WEST 271.13 FEET TO AN IRON ROD (NEW); THENCE, NORTH 65 DEGREES 55 MINUTES 00 SECONDS WEST 142.01 FEET TO AN IRON ROD (NEW), BEING THE COMMON SOUTHERN CORNER OF HEREIN DESCRIBED TRACTS SIX AND TWENTY-FOUR; THENCE, CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY NORTH 65 DEGREES 55 MINUTES 00 SECONDS WEST 130.00 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 27 MINUTES 00 SECONDS, A RADIUS OF 711.81 FEET, AN ARC LENGTH OF 204.37 FEET AND A CHORD OF NORTH 74 DEGREES 08 MINUTES 30 SECONDS WEST 203.67 FEET TO AN IRON ROD (NEW); THENCE, NORTH 82 DEGREES 22 MINUTES 00 SECONDS WEST 112.00 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 03 MINUTES 51 SECONDS, A RADIUS OF 1281.63 FEET, AN ARC LENGTH OF 202.76 FEET AND A CHORD OF NORTH 86 DEGREES 53 MINUTES 56 SECONDS WEST 202.55 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 88 DEGREES 34 MINUTES 09 SECONDS WEST 57.62 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 55 MINUTES 52 SECONDS, A RADIUS OF 1631.28 FEET, AN ARC LENGTH OF 197.34 FEET AND A CHORD OF NORTH 87 DEGREES 57 MINUTES 55 SECONDS WEST 197.22 FEET TO AN IRON ROD (NEW); THENCE, NORTH 84 DEGREES 30 MINUTES 00 SECONDS WEST 137.00 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20 DEGREES 20 MINUTES 00 SECONDS, A RADIUS OF 856.46 FEET, AN ARC LENGTH OF 303.94 FEET AND A CHORD OF SOUTH 85 DEGREES 20 MINUTES 00 SECONDS WEST 302.35 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 75 DEGREES 10 MINUTES 00 SECONDS WEST

258.00 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 14 SECONDS, A RADIUS OF 485.68 FEET, AN ARC LENGTH OF 102.04 FEET AND A CHORD OF SOUTH 69 DEGREES 08 MINUTES 24 SECONDS WEST 101.85 FEET TO AN IRON ROD (NEW) AT THE SOUTHEASTERN RIGHT-OF-WAY RETURN OF LONG HUNTER COURT; THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY OF NASHBORO BOULEVARD AND FOLLOWING THE SOUTHEASTERLY RIGHT-OF-WAY RETURN OF LONG HUNTER COURT WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95 DEGREES 49 MINUTES 05 SECONDS, A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 50.17 FEET AND A CHORD OF NORTH 69 DEGREES 25 MINUTES 11 SECONDS WEST 44.52 FEET TO AN IRON ROD (NEW), BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LONG HUNTER COURT; THENCE, FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 21 DEGREES 42 MINUTES 00 SECONDS WEST 40.83 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69 DEGREES 04 MINUTES 08 SECONDS, A RADIUS OF 156.65 FEET, AN ARC LENGTH OF 188.83 FEET AND A CHORD OF NORTH 12 DEGREES 50 MINUTES 00 SECONDS EAST 177.61 FEET TO AN IRON ROD (NEW); THENCE, NORTH 47 DEGREES 22 MINUTES 00 SECONDS EAST 115.00 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32 DEGREES 31 MINUTES 49 SECONDS, A RADIUS OF 308.30 FEET, AN ARC LENGTH OF 175.04 FEET AND A CHORD OF NORTH 31 DEGREES 08 MINUTES 07 SECONDS EAST 172.70 FEET TO THE POINT OF BEGINNING. CONTAINING 622,681 SQUARE FEET OR 14.29 ACRES.

EASEMENT TRACTS:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

EASEMENT A:
A 25' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN BOOK 6154, PAGE 689, AND AN ADDITIONAL 12' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN BOOK 6937, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACROSS TRACT 6 FOR THE BENEFIT OF TRACT 24 AND SHOWN ON SURVEY.

EASEMENT B:
EXCLUSIVE EASEMENT FOR OPERATION, USE AND MAINTENANCE OF A MECHANICAL BUILDING AS SET FORTH IN BOOK 6937, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR THE BENEFIT OF TRACT 6 AND SHOWN ON SURVEY.

ENCROACHMENTS EASEMENTS:

TOGETHER WITH THE FOLLOWING ENCROACHMENT EASEMENTS RETAINED IN THAT CERTAIN DEED DATED JULY 3, 1996, RECORDED IN BOOK 10110, PAGE 854, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

1. CONCRETE PAD, CURB AND WALKWAY FROM DOUBLETREE APARTMENTS (TRACTS 6 AND 24) ENCROACHING ONTO OPEN SPACE II.

NOTE: WHEN USED HEREIN, THE TERM "SURVEY" SHALL MEAN THAT CERTAIN 12 SHEET SURVEY PREPARED BY JACK WHITSON OF WAMBLE & ASSOCIATES, PLLC, DATED SEPTEMBER 17, 1999, LAST REVISED FEBRUARY 2, 2000, AS JOB FILE NO. 546-0199.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SOF NASHBORO OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED FROM WDOP SUB I LP, A DELAWARE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201705030043859, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRUE COPY CERTIFICATION

I, JENNIFER GARNER, do hereby make oath that I am a licensed attorney and/or 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.

Jennifer Garner
Signature

State of Florida :

County of Hillsborough :

Personally appeared before me, Danielle L. Beach, a notary public for this county and state, Jennifer Garner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle L. Beach
Danielle L. Beach, Notary Public

My commission Expires: _____
(affix Notary seal)

Danielle L. Beach
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG312816
Expires 4/9/2023