This instrument was prepared, with assistance from Tennessee counsel, by:
William W. Bunch, III
Brown & Bunch, PLLC
4700 Homewood Court, Suite 265
Raleigh, North Carolina 27609

Karen Johnson Davidson County
Batch# 358805 DEEDWARRSP
02/14/2020 02:02:30 PM 6 pgs
Fees: $33.00 Taxes: $200,873.00
20200214-0017320

SPECIAL WARRANTY DEED

FROM: TN Union Owner, LLC, a Delaware limited liability company ("Grantor")

TO: TN Printers Hotel Owner LLC, a Delaware limited liability company ("Grantee")

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
TN Printers Hotel Owner LLC 111 Congress Avenue, 26th Floor Austin, TX 78701	Same	Map 093-02-3, Parcel 151.00 Map 093-02-3, Parcel 152.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Four Million Two Hundred Ninety Thousand and N0/100 Dollars ($54,290,000.00).

Affiant

JUDITH B. DOBBINS NOTARY PUBLIC WAKE COUNTY, NC

SUBSCRIBED AND SWORN TO before me, this the 12th day of February, 2020.

Notary Public
My Commission Expires: 12-15-2021

FOR AND IN CONSIDERATION OF the sum Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TN Union Owner, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto TN Printers Hotel Owner LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Nashville, Davidson County,

State of Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property"). The Property is improved property located at 301 Union Street, Nashville, Davidson County, Tennessee. This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES APPEAR ON FOLLOWING PAGE]

Witness my hand as of this 14th day of February, 2020.

GRANTOR:

TN Union Owner, LLC,
a Delaware limited liability company

By: _____

Name: Brent V. West
Title: Vice President

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brent V. West, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of TN Union Owner, LLC, a Delaware limited liability company, the within named bargainor, and that as such officer executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company by himself as such officer.

Witness my hand and official seal at office, this 12th day of February, 2020.

Judith B. Dobbins
Notary Public

My Commission Expires: 12-15-2021

Indigospecialwarrantydeed.3

JUDITH B. DOBBINS NOTARY PUBLIC WAKE COUNTY, NC

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the east by the western Right of Way (ROW) of 3rd Avenue North; bounded on the south by SCO Building Group, LLC, as recorded in Instrument Number 200608230103771, Registers Office of Davidson County (RODC), and by NCB Garage Partners, LLC, as recorded in Instrument Number 201212260119017, RODC; bounded on the west by the eastern ROW of Printers Alley (ROW varies); and bounded on the north by the southern ROW of Union Street. Tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the southwest ROW intersection of said Union Street and 3rd Avenue North; thence along said western ROW of 3rd Avenue North South 27°37'37" East 44.50 feet to a set point; thence along the common line of said SCO Building Group with the following: South 62°30'22" West 100.17 feet to a set point; thence South 27°21'15" East 66.41 feet to a set point; thence along the common line of said NCB Garage Partners South 62°33'28" West 74.65 feet to a set point lying on said eastern ROW of Printers Alley; thence along said ROW North 27°09'36" West 110.84 feet to a set point lying on said southern ROW of Union Street; thence along said ROW North 62°30'17" East 174.23 feet to the point of beginning.

Bearings based on Instrument Number 201109300075667, RODC.

Being the same conveyed to TN Union Owner, LLC, a Delaware limited liability company by Special Warranty Deed from TN Nashville, LLC, a North Carolina limited liability company of record in Instrument No. 20141002-0091343, Register's Office of Davidson County, TN.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable.

2. Easement Agreement of record in Book 9264, Page 1, in the Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease by and between TN Nashville, LLC, Lessor, and King & Ballow, Lessee, dated October 11, 2012, of record as Instrument # 201211080103097, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

4. Easement Agreement of record in Book 10605, Page 83, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Book 10989, Page 410, in the Register's Office for Davidson County, Tennessee.

6. Easement and Operating Agreement of record in Book 11605, Page 61, in the Register's Office for Davidson County, Tennessee.

7. Survey Project Number 5547-19-029 prepared by Robert M. Searson TN #1666 of S&ME and dated 10-29-2019, last revised 12-20-2019 (the "Survey") indicates the following:
   a. All utility lines that cross boundary lines not included in a recorded easement.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

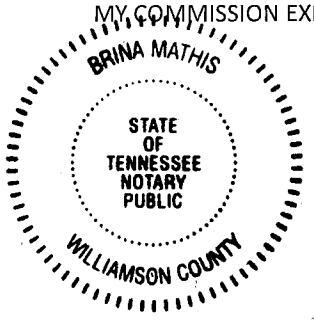
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).