SPECIAL WARRANTY DEED

To: Murphy Road Hotel Partners, LLC

From: Parke West Venture Partners, LLC

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers
Murphy Road Hotel Partners, LLC c/o 5000 Meridian Blvd., Suite 750 Franklin, TN 37067	Same	Map 104-06 Parcel 58

Karen Johnson Davidson County
Batch# 416228 DEEDWARRSP
06/16/2020 01:20:56 PM 5 pgs
Fees: $28.00 Taxes: $23,865.00

20200616-0062176

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,450,000.00.

Affiant

Sworn to and subscribed before me, this 15 day of June, 2020.

Notary Public

My Commission Expires: 2/26/2022

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged Parke West Venture Partners, LLC, a Delaware limited liability company (collectively, hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Murphy Road Hotel Partners, LLC , a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

The above-referenced property is a condominium unit within the Parke West Condominium located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real 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 and defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

(Remainder of page intentionally left blank)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 15 day of June, 2020.

GRANTOR:

PARKE WEST VENTURE PARTNERS, LLC,
a Delaware limited liability company

By: Avante Parke West JV, LLC,
a Delaware limited liability company
Its sole member

By: GBT Parke West Fund, LLC,
a Tennessee limited liability company
Its Managing Member

By: _____
George B. Tomlin, Manager

STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

Before me, Kim Hurst of the state and county mentioned, personally appeared George B. Tomlin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of GBT Parke West Fund, LLC, a Tennessee limited liability company, the Managing Member of Avante Parke West JV, LLC, a Delaware limited liability company, the Sole Member of PARKE WEST VENTURE PARTNERS, LLC, a Delaware limited liability company, and that he as Manager, executed the foregoing instrument for the purpose therein contained, by signing by in the name of the limited liability company, in its capacity as the Managing Member of the limited liability company, by himself as Manager.

Witnessed my hand and seal this 12th day of June 2020.

_____
Notary's Public

My Commission Expires: 5-2-22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

EXHIBIT A

PROPERTY DESCRIPTION

Situated in the County of Davidson, State of Tennessee, and described as follows:

The Hotel Unit of Parke West Master Condominium described in the Declaration Establishing Parke West Master Condominium of record as Instrument No. _____, Register's Office for Davidson County, Tennessee. 20200616-0062170

TOGETHER WITH the undivided percentage interest in the Common Elements and the Limited Common Elements appurtenant to the Hotel Unit as set forth in the Declaration Establishing Parke West Master Condominium and all easements appurtenant to the Hotel Unit as specifically enumerated in the Declaration establishing Parke West Master Condominium. Reference is hereby made to the plat of Parke West Master Condominium of record as Exhibit "D" to the Declaration Establishing Parke West Master Condominium, for a more complete identification and description of the Hotel Unit

Being the same property conveyed to Grantor, by deed of record as Instrument No. 20200616-0062168 said Register's Office.
20200616-0062169

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments to be paid for the year 2020, a lien but not yet due and payable.

2. The following matters shown on the Plan of record as Instrument No. 20040712-0082592, said Register's Office:

   (a) 20' Public Utility Easement on the eastern boundary of the property;

   (b) 20' and 15' Public Utility Easement on the northern boundary of the property;

   (c) 20' Public Utility easement on the western boundary of the property;

   (d) 10' drainage easement in the southwestern portion of the property.

3. Storm Water Detention Agreement of record as Instrument No. 20040210-0016022, said Register's Office.

4. Grant of Overhead Line Easement of record as Instrument No. 20041005-0119680, said Register's Office.

5. The following matters shown on the plat of survey by Clinton T. Head, Tenn. RLS No. 2731, with Young - Hobbs and Associates, dated February 28, 2018, last revised June 10, 2020, and designated as Job No. 030-18:

   (a) Concrete pads located in the public utility easement on the eastern boundary line;

   (b) Access from Murphy Road is over and across the public utility easement on the northern boundary line;

   (c) Access to and from Murphy Court is over and across the public utility easement on the western boundary line;

   (d) Public access sidewalk located within the western boundary of the property.

6. Covenants, conditions, easements, assessments, special assessments, changes and liens, contained in the Declaration Establishing Parke West Master Condominium, an instrument of record as Instrument No. 20200616-0062170, said Register's Office.