Prepared by

Sussan P. Harshbarger, Esq.
Wyatt, Tarrant & Combs, LLP
6070 Poplar Ave., Suite 300
Memphis, Tennessee 38119
(901) 537-1000

Karen Johnson Davidson County
Batch# 420985 DEEDWARRSP
06/19/2020 10:42:30 AM 8 pgs
Fees: $43.00 Taxes: $221,864.87
20200619-0065245

Return to:
Greenberg Traurig, LLP, 200 PARK AVENUE
New York, New York 10166
Attn: Minnie N. Bellomo, Esq.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8th day of June, 2020 by and between CWI NASHVILLE HOTEL, LLC, a Delaware limited liability company, whose business address is 150 North Riverside Plaza, Suite 4200, Chicago, Illinois 60606 (herein "Grantor"), and BUTTON UP MUSIC ROW HOTEL OWNER LLC, a Delaware limited liability company, whose business address is 520 West 27th Street, Suite 403, New York, NY 10001 (herein "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the City of Nashville, Davidson County, Tennessee (the "Property"), described more particularly as follows, to-wit:

(See Exhibit "A" Attached Hereto for Property Description)

TO HAVE AND TO HOLD, the aforedescribed Property, which is improved property, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed Property; that it has a good right to sell and convey the same; that the same is unencumbered except for taxes not yet due and payable, all encumbrances of record set forth on Schedule A attached hereto, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

THE PROPERTY IS CONVEYED BY GRANTOR IN ITS "AS IS", "WHERE IS", "WITH ALL FAULTS" CONDITION, WITHOUT ANY REPRESENTATION, WARRANTY, GUARANTY, PROMISE, PROJECTION OR PREDICTION WHATSOEVER, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW,

INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT TO THE EXTENT SET FORTH HEREIN.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[*remainder of page intentionally left blank; signatures on following page*]

WITNESS the signature of Grantor as of the day and year first above written.

GRANTOR:

CWI NASHVILLE HOTEL, LLC,
a Delaware limited liability company

By: _____
Name: Gil J. Murillo
Title: Senior Vice President & Assistant Secretary

STATE OF ILLINOIS
COUNTY OF Cook

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gil J. Murillo, 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 Senior Vice President and Assistant Secretary of CWI NASHVILLE HOTEL, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Senior Vice President and Assistant Secretary, 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 as such Senior Vice President and Assistant Secretary.

WITNESS my hand and Notarial Seal at office this 3rd day of June, 2020.

_____
Notary Public

My Commission Expires: 02/16/2024

CHARLES GARDINER III
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 16, 2024

****

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,963,478, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

BUTTON UP MUSIC ROW HOTEL OWNER LLC,
a Delaware limited liability company

By: _____
Name: Jonathan Kully
Title: Authorized Signatory

Subscribed and sworn to before me this 3rd day of June, 2020.

_____
Notary Public

My Commission Expires: January 8, 2024

STEPHANIE G. COVINGTON
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Jan 08, 2024

Property Owner and Mail Tax Notices To:

Button Up Music Row Hotel Owner LLC
c/o Flank
520 West 27th Street, Suite 403
New York, NY 10001

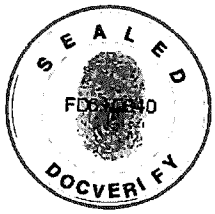
Property Address:
1808 West End Avenue and 1811 Hayes Street
Nashville, Tennessee 37203

Tax Parcel No.:
092-16-0-434.00 & 092-12-0-528.00

[Signature Page to Special Warranty Deed]

DocVerify ID: ED61D840-34B3-4FAA-970C-B6F21F032CA6

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Hutton_Buyer Deed Signature Page_FINAL.pdf

DocVerify ID:	FD61D840-34B3-4EAA-970C-B6E21F032CA6
Created:	June 03, 2020 14:18:17 -8:00
Pages:	1
Remote Notary:	Yes / State: TN

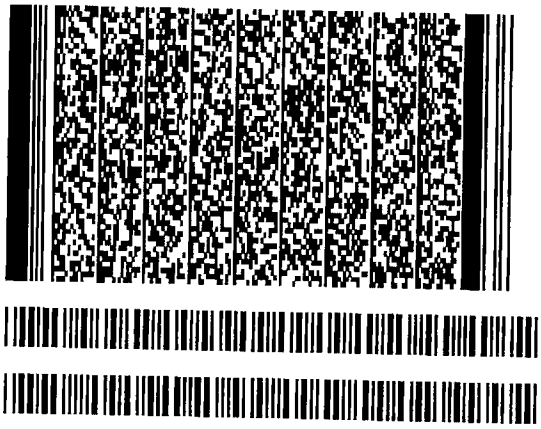
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E-Signature Summary

E-Signature 1: Jonathan H Kully (jk)
June 03, 2020 14:34:30 -8:00 [3A09B9996356] [47.17.37.126]
jkully@flankonline.com (Principal)

E-Signature Notary: Stephanie Covington (Sgc)
June 03, 2020 14:34:30 -8:00 [3D2638D04D1B] [68.53.126.95]
sgcovington@bradley.com
I, Stephanie Covington, did witness the participants named above electronically sign this document.



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All visible electronic signatures contained in this document are symbolic representations of the persons signature, and not intended to be an accurate depiction of the persons actual signature as defined by various Acts and/or Laws.

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING LOTS 3 AND 4 ON THE PLAN OF THE RESUBDIVISION OF LOTS 120-129, PLAN OF BOYD HOME TRACT OF RECORD IN INSTRUMENT NO. 200711130133032, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CWI NASHVILLE HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM 1808 WEST END OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NO. 201305300054621, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE EASEMENT OF RECORD IN INSTRUMENT NO. 200801090002888, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SCHEDULE A

Permitted Encumbrances

1. All matters shown on the plat of record in Book 21, Page 39, and Instrument No. 200711130133032, in the Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants of record in Instrument No. 200801090002888, in the Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200802200016304, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200802200016319, in the Register's Office for Davidson County, Tennessee.

5. Grant of Utility Line Easement of record in Instrument No. 200804020033408, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jill Wilensky, 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.

Jill Wilensky

Signature

Personally appeared before me, Kenneth R. Wong, a notary public for this County of New York and State of New York, Jill Wilensky who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

KENNETH R. WONG
NOTARY PUBLIC
STATE OF NEW YORK
NO. 01WO4987932
Qualified in New York County
Commission Expires 06-11-2022