Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
1404 Dickerson, LLC 3250 Dickerson Pike, Ste. 114 Nashville, TN 37207	71-11-514.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

Karen Johnson Davidson County
Batch# 567600 DEEDWARRSP
02/03/2021 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20210203-0015842

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HOWDY HOSPITALITY, LLC, A TEXAS LIMITED LIABILITY COMPANY** ("Grantor") has bargained and sold, and by these presents does transfer and convey to **1404 DICKERSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Lying and being in Davidson County, State of Tennessee, being part of Lot Number 8 and all of Lot No. 9, Block "C", of the East-View Subdivision of the Shwab Property, as shown on plat of record in Book 547, Page 64, Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

PART OF LOT 8: BEGINNING at an iron pin at the southwest corner of the Dickerson Pike and Fern Avenue; thence along the west margin of Dickerson Pike, South 17 degrees 30 minutes West 303 feet to a point, which is located 20 feet north of the common comer of Lots 7 and 8; thence North 76 degrees 45 minutes West across Lot 8,356 feet to an iron pin in the line between Lots 8 and 17; thence along the line between Lots 8 and 17, North 9 degrees 45 minutes East 20.5 feet to the corners of Lots 16 and 17, thence along the common line between Lots 8 and 9 to the point of beginning.

Being the same property conveyed to Howdy Hospitality LLC by Special Warranty Deed from Nashville Hotel LLC, an Indiana Limited Liability Company, recorded August 7, 2019 in Instrument No. 20190807-0078683, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2021, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

3) Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 20101206-0096753, in the Register's Office for Davidson County, Tennessee.

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,250,000.00

Affiant

Subscribed and sworn to before me this 29 day of January, 2021.

Notary Public

My Commission Expires: 8-20-2024

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

This is improved property located at **1404 Dickerson Pike, Nashville, TN 37207**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 29th day of January, 2021.

Howdy Hospitality, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HOWDY HOSPITALITY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

