SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 582366 **DEEDWARRSP**
03/02/2021 04:12:45 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50

20210302-0027009

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,125,000.00.

Affiant

Subscribed and sworn to me on March 1, 2021.

NOTARY PUBLIC

My commission expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

RTP to:

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (PW)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34128

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
3017 DK, LLC, a Tennessee limited liability company 3017 Dickerson Pike Nashville, TN 37207	SAME	60-08-0-022.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RHP Hotels, LLC, a Delaware limited liability company, "GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **3017 DK, LLC, a Tennessee limited liability company "GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Opryland Bus Maintenance Facility of record in Book 7900, page 507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

Being all of the same property conveyed to RHP Property OH, LLC, a Delaware limited liability company, n/k/a RHP Hotels, LLC, a Delaware limited liability company, by deed from Gaylord Hotels, Inc., a Delaware corporation, of record in Instrument No. 20121001-0089166, Register's Office for Davidson County, Tennessee. Subsequently, RHP Property OH, LLC, a Delaware limited liability company merged into RHP Hotels, Inc., a Delaware corporation, as evidenced by Certificates of Merger of record in Instrument No. 20130102-0000375 and Instrument No. 20140410-0030118, Register's Office for Davidson County, Tennessee. Then RHP Hotels, Inc., a Delaware corporation, merged into RHP Hotels, LLC, a Delaware limited liability company by Certificate of Merger of record in Book 20130102-000393, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and subsequent years taxes and assessments; and
2. All matters appearing on plans of record in Book7900, page 507, Register's Office for Davidson County, Tennessee.
3. Memorandum of Management Agreement of record in Instrument No. 20121003-0090424, Register's Office for Davidson County, Tennessee.
4. Articles of Amendment of RLCL Acquisition, LLC, a Tennessee limited liability company of record in Instrument No. 20120906-0080926 and Instrument No. 20120907-0081266, Register's Office for Davidson County, Tennessee.
5. Certificates of Merger of RHP Property OH, LLC, a Delaware limited liability company into RHP Hotels, Inc., a Delaware corporation, as evidenced by Certificates of Merger, of record in Instrument No. 20130102-0000375 and Instrument No. 20140410-0030118, Register's Office for Davidson County, Tennessee.
6. Agreements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20121022-0096622 and Instrument No. 20121022-0096645, Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer Mains, Pumps, and Appurtenances Easements of record in Book 5312, page 531, Book 5312, page 534, Book 5559, page 512, Book 5561, page 71, and Book 5563, page 718, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3017 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out: and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, 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.

[SIGNATURES COMMENCE ON NEXT PAGE]

WITNESS our hands on March 1, 2021.

RHP Hotels, LLC, a Delaware limited liability company

BY: RHP Hotel Properties, LP, a Delaware limited liability partnership
ITS: Sole Member

BY: RHP Partner, LLC, a Delaware limited liability company
ITS: General Partner

BY: _____
Scott J. Lynn, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Scott J. Lynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Vice President of RHP Partner, LLC, a Delaware limited liability company, General Partner of RHP Hotel Properties, LP, a Delaware limited liability partnership, Sole Member of RHP Hotels, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Vice President of RHP Partner, LLC, a Delaware limited liability company, General Partner of RHP Hotel Properties, LP, a Delaware limited liability partnership, Sole Member of RHP Hotels, LLC, a Delaware limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of RHP Hotels, LLC, a Delaware limited liability company, by himself in his capacity as said Vice President of RHP Partner, LLC, a Delaware limited liability company, General Partner of RHP Hotel Properties, LP, a Delaware limited liability partnership, Sole Member of RHP Hotels, LLC, a Delaware limited liability company.

Witness my hand and official seal on March 1, 2021.

_____
NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9-13-2021