This Instrument Prepared By:

William Timothy Hill, Esq.
201 Fourth Ave. N.
Suite 1800
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 591679 DEEDWARRSP
03/12/2021 03:46:30 PM 6 pgs
Fees: $33.00 Taxes: $28,120.00
20210312-0033563

And After Recording, Return To:

Louis A. Monti
Sullivan & Worcester LLP
One Post Office Square
Boston, Massachusetts 02109

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
HPT TA Properties Trust Two Newton Place 255 Washington Street Newton, Massachusetts 02043	HPT TA Properties Trust Two Newton Place 255 Washington Street Newton, Massachusetts 02043
Map & Parcel No.: 082-14-0-067.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **CONTINENTAL INNS OF AMERICA – 151 NORTH 1ST STREET**, a Tennessee general partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **HPT TA PROPERTIES TRUST**, a Maryland real estate investment trust ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 151 North 1st Street, Nashville, Tennessee;

TO HAVE AND TO HOLD the Property, together with all buildings and improvements thereon, and the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of March, 2021. effective as of March 9th, 2021

CONTINENTAL INNS OF AMERICA – 151 NORTH 1ST STREET,
a Tennessee general partnership

By: _____
Raman G. Dayal
Managing Partner

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared RAMAN G. DAYAL, 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 Managing Partner of CONTINENTAL INNS OF AMERICA – 151 NORTH 1ST STREET, a Tennessee General Partnership, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 4th day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

CHARLOTTE HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

{S2739663: 4}

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $7,600,000.

Raman G. Dayal, as Managing Partner of Continental Inns of America – 151 North 1st Street, and not in his individual capacity

Subscribed and sworn to before me this 4th day of March, 2021.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

{S2739663; 4}

EXHIBIT A

Legal Description

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing concrete monument on the easterly right-of-way line of North First Street at a corner common with HPT TA Properties Trust, as of record in Deed Instrument No. 200703090029515, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of North First Street, North 07 deg 23 min 00 sec West, 148.17 feet to an Iron rod set on the southerly right-of-way line of C.S.X. Transportation Rail Road;

Thence leaving the easterly right-of-way line of North First Street with the southerly right-of-way line of C.S.X. Transportation Rail Road, North 65 deg 06 min 17 sec East, 442.45 feet to an iron rod set at a corner common with said HPT TA Properties Trust;

Thence leaving the southerly right-of-way line of C.S.X. Transportation Rail Road with the westerly property line of HPT TA Properties Trust, South 18 deg 48 min 59 sec East, 100.00 feet to an iron rod set;

Thence South 27 deg 33 min 01 sec West, 75.00 feet to an iron rod set;

Thence South 65 deg 38 min 01 sec West, 417.00 feet to the point of beginning, containing 64,371 square feet (1.48 acres more or less).

Being the same property conveyed to CONTINENTAL INNS OF AMERICA – 151 North 1st Street, by Instrument No. **_____ of record in Register's Office of Davidson County, Tennessee.

MAP-PARCEL NUMBER: 082-14-0-067.00

**20210312-0033163

EXHIBIT B

Permitted Encumbrances

1. Minerals of whatsoever kind, subsurface and surface substances, including by not limited to kaolin, coal, lignite, oil, gas uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

2. Taxes for the year 2021 and subsequent not yet due or payable.

202103120033563

Tennessee Certification of Electronic Document

I, Dan McCormick (Signer's Name), 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.

Dan McCormick
Signature

State of New York

County of Nassau

Personally appeared before me, Brian Maruschak (Notary's Name), a notary public for this county and state, Dan McCormick (Signer's Name), 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: 7/19/24

NOTARY'S SEAL

BRIAN MARUSCHAK
Notary Public, State of New York
No. 01MA6113126
Qualified in Suffolk County
My Commission Expires July 19, 2024

(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).

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