This Instrument Prepared By:

Wyatt, Tarrant & Combs, LLP
6070 Poplar Avenue, Suite 300
Memphis, TN 38119
Attention: Lee A. Harkavy

After Recording Return To:

Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, Illinois 60611
Attention: Gary E. Axelrod, Esq.

Karen Johnson Davidson County
Batch# 657180 DEEDWARRSP
06/15/2021 03:50:30 PM 9 pgs
Fees: $48.00 Taxes: $4,517.81
20210615-0080871

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Nashville HA Owner LLC 2000 High Wickham Place, Suite 300 Louisville, Kentucky 40245 Attn: Darryl D. Schulte, Jr.	Nashville HA Owner LLC 2000 High Wickham Place, Suite 300 Louisville, Kentucky 40245 Attn: Melba Williams, Tax Manager
Map & Parcel No.: 095-110-201.00 (Parcel No. 4)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **FWREF NASHVILLE AIRPORT, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **NASHVILLE HA OWNER LLC**, a Delaware limited liability company ("**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 which is a portion of the property known as Hilton Nashville Airport, 2200 Elm Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, together with all 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 only to the matters set forth on Exhibit B.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of ~~May~~ June, 2021.

FWREF NASHVILLE AIRPORT, LLC,
a Delaware limited liability company

By: _____
Name: Edwin F. Ansbro
Title: Secretary

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

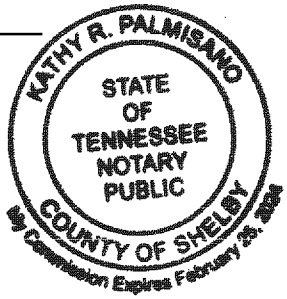
Personally appeared before me, KATHY R. PALMISANO, a Notary Public in and for said County and State, EDWIN F. ANSBRO, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of FWREF Nashville Airport, LLC, a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 18TH day of May, 2021.

Kathy R Palmisano
NOTARY PUBLIC

My Commission Expires:

_____



STATE OF Ky)

COUNTY OF Jefferson)

The actual consideration or value, whichever is greater, for this transfer is $1,221,029.00.

NASHVILLE HA OWNER LLC,
a Delaware limited liability company

By: _____
Name: Darryl D. Schulte, Jr.
Title: Authorized Person

Subscribed and sworn to before me this 18 day of May, 2021.

_____
NOTARY PUBLIC

Eileen Nelson Smith
NOTARY PUBLIC
State at Large, Kentucky
ID # 608915
My Commission Expires
October 27, 2022

My Commission Expires:

10/27/2022

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of The Atrium, Phase One, of record in Plat Book 5200, Page 538, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to FWREF Nashville Airport, LLC, a Delaware limited liability company, by Special Warranty Deed from FelCor Hotel Asset Company, L.L.C., a Delaware limited liability company, dated as of September 1, 2016 and recorded September 2, 2016, in Instrument No. 20160902-0092545, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. General real estate taxes for the year 2021, and subsequent years, a lien not yet due and payable.

2. The following matters shown on the plat of record in Plat Book 5200, Page 538, in the Register's Office of Davidson County, Tennessee, and as approximately shown on ALTA/NSPS survey prepared by Alfred J. Kesler, Professional Land Surveyor No. 3104, American Surveying and Mapping, Inc., dated May 13, 2021, and designated Project No. 212202-30612:

    a. 20 foot minimum building setback line from Atrium Way of the Property.
    b. 30 foot sanitary sewer easement containing 36 inch sewer line of the Property.
    c. 20 foot public utility easement along southern boundary of the Property.
    d. 25 foot sewer easement along the eastern boundary of the Property.

3. The following matters shown on the plat of record in Plat Book 6200, Page 139, in the Register's Office of Davidson County, Tennessee, and as approximately shown on ALTA/NSPS survey prepared by Alfred J. Kesler, Professional Land Surveyor No. 3104, American Surveying and Mapping, Inc., dated May 13, 2021, and designated Project No. 212202-30612:

    a. 5 foot drainage easement along the western boundary of the Property.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Robert E. Cagle and Jesse J. Cagle to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4260, Page 10, in the Register's Office of Davidson County, Tennessee.

5. Easement for the flow of the waters of Sims Branch, and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of Sims Branch, free from diminution or pollution.

7. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Sims Branch.

8. Rights of tenants, as tenants only, with no right or option to purchase the Property, in possession as of the date hereof.

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey prepared by Alfred J. Kesler, Professional Land Surveyor No. 3104, American Surveying and Mapping, Inc., dated May 13, 2021, and designated Project No. 212202-30612:

    a. Headwall encroaches over the northeastern boundary of the Property.

b. A portion of the Property is within a Special Flood Hazard Area.

Tennessee Certification of Electronic Document

I, Heather Wood (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.

Heather Wood (Signature)

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris (Notary's Name), a notary public for this county and state, Heather Wood (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Farris (Notary's Signature)

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL

(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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