Karen Johnson Davidson County
Batch# 681859 DEEDWARRSP
07/22/2021 02:27:30 PM 5 pgs
Fees: $28.00 Taxes: $31,161.40
20210722-0098753

THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,422,000.00

Maria C Moore
Affiant

SUBSCRIBED AND SWORN to before me this 15th day of July 2021.

Notary Public
My Commission Expires: 11/6/24

BROOKE POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Twain GL XIX, LLC Attn: Stephanie Deterding 2200 Washington Avenue St. Louis, MO 63103	Same	117 14 0 419.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged REVPAR GREEN HILLS LLC, a Georgia limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TWAIN GL XIX, LLC, a Missouri limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Final Plat, Bedford Avenue, Phase 2, of record in Instrument No. 20050929-0116962, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to RevPAR Green Hills LLC, a Georgia limited liability company by Special Warranty Deed of record in Instrument No.20181210-0120163, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREWITH is Cross Access/Joint Use Driveway Easement described in the Permanent Cross Access/Joint Use Driveway Easement of record in Instrument Number 20050812-0095774, in the Register's Office for Davidson County, Tennessee.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to those matters described in Exhibit A attached hereto (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, subject only to the Permitted Encumbrances.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

[*Signature page for* ***Special Warranty Deed***]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of July, 2021.

REVPAR ~~GREEN~~ HILLS, LLC

Pieush Patel
Manager

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Pieush Patel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2021.

Notary Public

My Commission Expires:

7/9/22

MOLLIE A. GASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

Exhibit A

Permitted Encumbrances

1. Subject to all matters shown on the Plan of record as Instrument Number 20050929-0116962, Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, Restrictions and Easements of Bedford Commons, of record in Instrument Number 20050406-0038094, as amended in Instrument No. 20050609-0066029, Instrument No. 20050621-0070753 and Instrument No. 20060831-0107993, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Declaration of Restriction and Covenants for Stormwater of record in Instrument Number 20160622-0063358, in the Register's Office for Davidson County, Tennessee.

4. Permanent Cross Access/Joint Use Driveway Easement of record in Instrument Number 20050812-0095774, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Quality Agreement of record in Instrument Number 20060309-0027609, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, J. Gregory Kala do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2021 (date of document).

Affiant Signature

7/20/21
Date

State of Georgia
County of Fulton

Sworn to and subscribed before me this 20 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: July 11, 2022

NOTARY SEAL

KIMBERLY FRAZIER NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 11, 2022