Karen Johnson Davidson County
Batch# 692578 DEEDWARRSP
08/06/2021 02:31:30 PM 6 pgs
Fees: $33.00 Taxes: $214,230.00
20210806-0106425

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
1600 MCG Owner, LLC c/o WhyHotel, Inc., 1140 3rd Street NE, 4th Floor, Suite B, Washington, DC 20002	Map/ Parcel/092-12-0-501.00	Same as New Owner
This instrument prepared by: Grogan & Brawner, P.C. 2808 Fairmount, Suite 150 Dallas, Texas 75201		

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 which are hereby acknowledged, **16TH AVE & MCGAVOCK PO LIMITED PARTNERSHIP**, a Texas limited partnership ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **1600 MCG OWNER, LLC**, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). This is improved property located at 1600 McGavock Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

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

[signature page to follow]

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $57,900,000.00.

16TH AVE & MCGAVOCK PO LIMITED PARTNERSHIP,
a Texas limited partnership

By: **PPC 16th AVE & MCGAVOCK GP, INC.,**
a Texas corporation,
its general partner

By: _____
Name: Jason P. Runnels
Title: Vice President

Subscribed and sworn to before me this 2ND day of August, 2021.

CLAUDIA I. HAWKINS
My Notary ID # 11831459
Expires December 30, 2023

_____
Notary Public
My Commission Expires: 12/30/2023

F:\PHOENIX\18767 Nashville\210802 Special Warranty Deed - FINAL.docx

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 2ND day of August, 2021, to be effective August 6, 2021.

16TH AVE & MCGAVOCK PO LIMITED PARTNERSHIP,
a Texas limited partnership

By: **PPC 16th AVE & MCGAVOCK GP, INC.,**
a Texas corporation,
its general partner

By: Jason P. Runnels
Name: Jason P. Runnels
Title: Vice President

STATE OFTEXAS)
COUNTY OFDALLAS)

Before me, CLAUDIA I. HAWKINS (NOTARY PUBLIC) of the state and county aforesaid, personally appeared Jason Runnels, 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 Vice President of PPC 16th AVE & MCGAVOCK GP, INC., a Texas corporation, general partner of 16TH AVE & MCGAVOCK PO LIMITED PARTNERSHIP, a Texas limited partnership, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the general partner of the limited partnership by himself as Vice President.

WITNESS my hand and seal, at office in DALLAS COUNTY, _____, this 2ND day of August, 2021.

Claudia I. Hawkins
Notary Public
My Commission Expires: 12/30/2023

CLAUDIA I. HAWKINS
My Notary ID # 11831459
Expires December 30, 2023

EXHIBIT A

Description of the Property

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee, being Lots 9- 16 of A.G. Adam's Subdivision of Lot 222 of McNary's West Nashville Lots, as recorded in Plat Book 57, Page 36, Register's Office of Davidson County (RODC) and Alley 440 closed by Council Bill 66-854 and 64-381. Bounded on the south by the northern Right of Way (ROW) of McGavock Street (49.5' ROW); bounded on the west by the eastern ROW of 17th Avenue South (50' ROW); bounded on the north by the southern ROW of Alley #236 (12' ROW); and bounded on the east by the western ROW of 16th Avenue South (50' ROW). Tract being more particularly described as follows:

POINT OF BEGINNING being a found P.K. nail lying on the northwest ROW intersection of said 16th Avenue South and McGavock Street; thence along said ROW of McGavock Street South 62°46'03" West 404.67 feet to a set point; thence along said ROW of 17th Avenue South North 30°16'26" West 94.00 feet to a set point; thence along said ROW of Alley #236 North 52°01'19" East 416.37 feet to a set point; thence along said ROW of 16th Avenue South South 27°25'40" East 171.50 feet to the point of beginning. Tract contains 54,093 square feet or 1.24 acres.

Being the same property conveyed to 16TH AVE & MCGAVOCK PO LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, by deed from JOHN S. MILAM OPTICAL CO., A TENNESSEE CORPORATION, of record in Instrument No. 20140905-0081636 and Instrument No. 20140905-0081637, dated August 21, 2014, said Register's Office. Being further conveyed to combine all eight tax parcels into one tax parcel of record in Instrument No. 20150629-0062476, dated June 25, 2015, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Real estate taxes and assessments required to be paid in 2021 and subsequent years for Map Par. 092-12-0-501.00, a lien not yet due and payable.

2. Subject to an alley closing and any easement(s) retained in Ordinance No. 64-381 and Ordinance Number 66-854, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee, as shown on survey.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20140911-0083369, said Register's Office.

4. Agreement for Dedication of Easement for the purpose of Public Street Right-of-Way Easement of record in Instrument No. 20140925-0088545 and Instrument No. 2140925-0088546, said Register's Office.

5. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20160129-0008671, said Register's Office.

6. The plat of survey by Robert M. Searson, TN RLS No. 1666 with S&ME dated May 20, 2021 and designated as Project No. 214250 shows the following matters:

   a) Overhead Utility Lines running along Alley No. 236 in the northern portion of the property

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am 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 8-6-2021.
Date

Brandy Gomaz
Affiant Signature

8-6-2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of August, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023