Karen Johnson Davidson County
Batch# 709698 DEEDWARRSP
09/03/2021 09:50:30 AM 8 pgs
Fees: $43.00 Taxes: $4,662.00
20210903-0118720

This instrument prepared by:
Brooks, Pierce, McLendon, Humphrey & Leonard, LLP
2000 Renaissance Plaza
230 North Elm Street
Greensboro, NC 27401
Attn: Steven M. LaSota

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Concord WP COL Hermitage, LLC (NAME) c/o Concord Hospitality Enterprises Company 11410 Common Oaks Drive Raleigh, North Carolina 27615	Same as Owner	08600016800

FOR AND IN CONSIDERATION of the sum of Ten dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ELIZABETH G. ALLEN** ("**Grantor**") has this day bargained and sold, and does hereby transfer and convey unto **CONCORD WP COL HERMITAGE, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of that certain real estate in Davidson County, Tennessee, as follows:

See **EXHIBIT A** attached hereto and by this reference made a part hereof (the "**Property**").

This is unimproved property ☒ or improved property ☐ known as 1415 Princeton Place, Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, together with all easements, privileges, hereditaments, appurtenances, estate, right, title and interest thereto belonging to Grantee, its successors and assigns forever, Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the Property is unencumbered, except for those permitted encumbrances disclosed on **EXHIBIT B** attached hereto and by this reference made a part hereof (the "**Permitted Encumbrances**"). Grantor further covenants and binds itself, its successors, assigns, and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against all claims and encumbrances done or suffered by Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 30 day of August, 2021.

GRANTOR:

Elizabeth G. Allen
ELIZABETH G. ALLEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally before me, Janet R. Norman, a Notary Public in and for the state and county aforesaid, appeared **ELIZABETH G. ALLEN**, with whom I am acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

JANET R. NORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
NOTARY AT LARGE

Janet R. Norman
Notary Public

My Commission Expires: Oct 16th 2022

STATE OF North Carolina)
COUNTY OF Guilford)

I, Jason M. Lesok, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1,260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to before me this 27th day of August, 2021.

Kimberly S. Christian
Notary Public

KIMBERLY S. CHRISTIAN
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC
My Commission Expires 11-22-2023

My Commission Expires: 11-22-2023

EXHIBIT A

Description of Master Tract

LYING AND BEING in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being a 9.53 more or less acre tract of land lying in the 13th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Southerly margin of Central Pike, said point lying 240.66 feet more or less Westerly of the westerly margin of Old Hickory Boulevard and being the most Northeasterly corner of the Smith D. Wilson, et ux, tract as of record in Book 5995, Page 768, Register's Office, Davidson County, Tennessee; thence with the said Southerly margin of Central Pike and with a curve to the right, having a radius of 783.51 feet, an arc length of 129.91 feet, a chord bearing of South 62 degrees, 17 minutes, 57 seconds East, a chord distance of 129.76 feet to a point; thence continuing South 57 degrees, 32 minutes, 57 seconds East a distance of 110.75 feet to a point on the Westerly margin of Old Hickory Boulevard; thence with the Westerly margin of Old Hickory Boulevard and with a curve to the right, having a radius of 2,814.79 feet, an arc length of 172.76 feet, a chord bearing of South 10 degrees, 28 minutes, 40 seconds East and a chord distance of 172.74 feet to a point; thence, leaving the said Westerly margin of Old Hickory Boulevard and with the common lines of the herein described tract and the Darsinos Subdivision as of record in Book 5800, Page 91, the following calls: South 86 degrees, 55 minutes, 55 seconds West a distance of 174.63 feet to a point; thence South 11 degrees 46 minutes, 4 seconds East, a distance of 140.14 feet to a point; thence North 86 degrees, 53 minutes, 18 seconds East, a distance of 174.99 feet, to a point on the Westerly margin of Old Hickory Boulevard; thence with the said Westerly margin of Old Hickory Boulevard South 13 degrees, 12 minutes, 11 seconds east, a distance of 50.49 feet to a point; thence leaving the Westerly margin of Old Hickory Boulevard and with the common lines of the herein described tract and the T. F. Lester and Patricia B. Litow tract as of record in Book 4993, Page 822, Register's Office, Davidson County, Tennessee, and the L. B. Wilde tract, as of record in Book 5045, Page 740, Register's Office, Davidson County, Tennessee, and the Randall Phillips Builders, Inc. tract, as of record in Book 5584, Page 274 Register's Office, Davidson County, Tennessee, the following calls: South 87 degrees, 00 minutes, 32 seconds west, a distance of 225.20 feet to a point; thence South 9 degrees, 36 minutes, 28 seconds East, a distance of 99.88 feet to a point; thence North 87 degrees, 00 minutes, 32 seconds East, a distance of 25.20 feet to a point; thence South 8 degrees, 11 minutes, 45 seconds East, a distance of 199.83 feet to a point; thence South 88 degrees, 9 minutes, 47 seconds West, a distance of 13.59 feet to a point; thence South 3 degrees, 19 minutes, 8 seconds East, a distance of 350.94 feet to a point on the Northerly margin of Interstate 40; thence with the said Northerly margin of Interstate 40, South 59 degrees, 38 minutes, 18 seconds West a distance of 381.51 feet to a point; thence leaving the said Northerly margin of Interstate 40, and with the Easterly line of the Smith D. Wilson, et ux, property as of record in Book 5995, Page 768, Register's Office, Davidson County, Tennessee, North 8 degrees, 25 minutes, 14 seconds West, a distance of 986.54 feet to a point; thence continuing North 81 degrees, 59 minutes, 56 seconds East, a distance of 330.52 feet to a point; thence continuing North 2 degrees, 25 minutes, 45 seconds East, a distance of 41.48 feet to a point; thence continuing North 2 degrees, 39 minutes, 45 seconds East, a distance of 263.06 feet to the point of beginning, containing 9.53 acres, more or less.

Included in said description, but excluded herein, are the following parcels:

(a) a 1.27 acre, more or less, tract conveyed to Elefterios Kyrakos, et ux, of record in Book 6856, page 390, Register's Office for said county;

(b) a 18/100ths acre, more or less, tract conveyed to Elefterios Kyriakos, et ux, of record in Book 6905, page 243, Register's Office for said county;

(c) a 2.0 acre, more or less, tract conveyed to Shankererbhai G. Patel of record in Book 6944, page 754, Register's Office for said county;

(d) a 4/10ths acre, more or less, right-of-way of Princeton Place depicted in Plat Book 6900, page 730, Register's Office for said county;

(e) a 23/100ths acre, more or less, tract conveyed to the State of Tennessee of record in Book 2870, page 639, Register's Office for said county.

Being the same property conveyed to ELIZABETH G. ALLEN by deed of record at Document No. 20100930-0077724, Register's office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Easement from Hamilton Corporation, successor by corporate name change of Hamilton Mortgage Corporation, a Tennessee corporation, to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Book 5653, Page 933, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) granted State of Tennessee by Judgment and Final Decree of record in Book 8270, Page 639, in the Register's Office of Davidson County, Tennessee.

4. Lack of direct access to a controlled access highway, I-40.

5. That portion of the land embraced within the bounds of any public road or thoroughfare.

6. The Lamar Corporation as tenant under that certain Sign Location Lease, Lamar Co. #6614-01, dated April 1, 2017

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Owner's Name: **Concord WP COL Hermitage LLC**

and Address: **1415 Princeton Place**
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
United Bank
900 East Paris SE
Grand Rapids, MI 49546

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,260,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alicia Otten
Affiant

Subscribed and sworn to before me this **Thirtieth day of August, 2021.**

Teresa S Phillips
Notary Public

My Commission Expires: 2-17-2022

TERESA S. PHILLIPS
Notary Public, North Carolina
Union County
My Commission Expires
February 17, 2022

Certificate of Authenticity

I, Alicia Otten, 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 August 30, 2021.

Date

Alicia Otten

Affiant Signature

August 30 2021

Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 30 day of August, 2021.

Teresa S Phillips

Notary's Signature

My Commission Expires: 2-17-2022

Date

Notary's Seal (if on paper)

TERESA S. PHILLIPS
Notary Public, North Carolina
Union County
My Commission Expires
February 17, 2022