Karen Johnson Davidson County
Batch# 729328 DEEDWARRSP
10/04/2021 11:35:30 AM 6 pgs
Fees: $33.00 Taxes: $78,206.90
20211004-0133098

After Recording Return To:

Gibson, Dunn & Crutcher LLP
2029 Century Park East, Suite 4000
Los Angeles, California 90067
Attention: Farshad E. Morè

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
3031 N. Rocky Point Drive West, Ste. 550
Tampa, FL 33607
File No: NCS FA965TN1

SPACE ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

SPACE ABOVE FOR RECORDER'S USE ONLY

Special Warranty Deed

This Instrument Prepared By ~~and After Recording Return To~~:
Gibson, Dunn & Crutcher LLP
2029 Century Park East, Suite 4000
Los Angeles, California 90067
Attention: Farshad E. Morè

* NEW OWNER / RESPONSIBLE TAXPAYER –SEND TAX BILLS TO:
* KRE HIP Res Nashville Airport Owner LLC
* c/o Kohlberg Kravis Roberts & Co. LP
* 30 Hudson Yards
* New York, New York 10001
*
*
*
* Source of Grantor's Title:
* Deed recorded as Instrument No.
* 20141215-0114488 in the Register's Office
* of Davidson County, Tennessee
*
* Map Parcel No. 95-11-199

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $21,137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 (year), by Joseph Rushing (name of person making statement).

Notary Public

My commission expires: 3/1/24

[AFFIX NOTARY SEAL]

KIMBERLEY K. STOUT
Commission # GG 948801
Expires March 1, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

104747978.4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of September 23 2021, to be effective as of September 23 2021, by and between **IHP NASHVILLE (TN) OWNER, LLC**, a Delaware limited liability company (the "Grantor"), and **KRE HIP RES NASHVILLE AIRPORT OWNER LLC**, a Delaware limited liability company having the address set forth above (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the easements, hereditaments and appurtenances thereto appertaining, to-wit:

> SITUATE in District No. — of Davidson County, Tennessee, without the corporate limits of the City of Nashville, Tennessee, and being more particularly and legally described as set forth on Exhibit A attached hereto (the "Property").
>
> This is improved property known as 2300 Elm Hill Pike Nashville, TN 37214-5118.

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor is lawfully seized of the Property in all respects and in fee simple will forever warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor, but not otherwise. This conveyance is made expressly subject to (i) taxes and assessments, a lien not yet delinquent, (ii) all liens, encumbrances, reservations, restrictions, conditions, covenants, obligations, liabilities, rights-of-way, easements and other matters of record, and (iii) all matters which would be revealed or disclosed by an accurate survey or physical inspection of the Property conveyed hereby.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this instrument the date first above written and delivered and effective as of the subsequent date first above written.

GRANTOR:

IHP NASHVILLE (TN) OWNER, LLC,
a Delaware limited liability company

By: _____
Name: Donna Hansen
Title: Vice President

State of Florida

County of Palm Beach

The Foregoing Instrument Was Acknowledged before me by means of ☑ physical presence or ☐ online notarization, on 9/22/2021, by Donna Hansen, as Vice President, on behalf of IHP Nashville (TN) Owner LLC, existing under the laws of the State of Delaware.

_____
Notary Public

Sonia Martins
(Printed Name)

SONIA R. MARTINS
MY COMMISSION # HH 128045
EXPIRES: September 8, 2025
Bonded Thru Notary Public Underwriters

My Commission expires: 9/8/2025

{Notarial Seal}

Personally Known ☑ OR Produced Identification ☐
Type of Identification Produced

_____

[Signature Page to Tennessee Deed (Residence Inn Nashville Airport)]

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Atrium Way, Phase One, as shown on plat of record in Plat Book 6250, page 84, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by Special Warranty Deed dated November 4, 2014, Effective November 17, 2014, of record on December 15, 2014 as Instrument No. 20141215-0114488, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Karen Hosier, 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 on 10/4/21.

Signature

Date: 10/4/21

State of Florida

County of Hillsborough

Personally appeared before me, Danielle L Beach, a notary public for this county and state, Karen Hosier 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:_____

Notary Seal

Danielle L. Beach
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG312816
Expires 4/9/2023