Karen Johnson Davidson County
Batch# 737059 DEEDWARRSP
10/15/2021 07:50:30 AM 7 pgs
Fees: $38.00 Taxes: $29,600.00
20211015-0138536

TO: HOTELOLOGY LLC
656 North Mount Juliet Rd
Mount Juliet, TN 37122

FROM: CPLG PROPERTIES L.L.C.

This instrument was prepared by:
Akin Gump Strauss Hauer & Feld LLP
2300 N. Field Street, Suite 1800
Dallas, Texas 75201
John Bain, Esq.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
HOTELOLOGY LLC 656 North Mount Juliet Rd Mount Juliet, TN 37122	HOTELOLOGY LLC 656 North Mount Juliet Rd Mount Juliet, TN 37122	108-01-0-070.00

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON §

THAT **CPLG PROPERTIES L.L.C.**, a Delaware limited liability company (f/k/a BRE/LQ Properties L.L.C., a Delaware limited liability company), having an address at 125 East John Carpenter Freeway, Suite 1650, Irving, TX 75062 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by **HOTELOLOGY LLC**, a Tennessee limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 656 North Mount Juliet Rd, Mount Juliet, TN 37122, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter referred to as the "**Land**") and all buildings and improvements located thereon, together with all and singular, Grantor's right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter

Return to:
Rudy Merab
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4354- **TN252105078R**

collectively referred to as the "**Property**"). This is improved property known as 531 Donelson Pike, Nashville, TN 37214.

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

This Special Warranty Deed is being executed and delivered by Grantor pursuant to that certain Agreement of Purchase and Sale, dated as of May 18, 2021 (as assigned, amended, modified and/or supplemented from time to time, the "**Purchase Agreement**"), between Grantor, as seller, and MD HOSPITALITY GROUP, LLC, a Tennessee limited liability company ("**Original Buyer**"), as buyer, as subsequently assigned by Original Buyer to Grantee. Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder are subject to the provisions and limitations set forth in the Purchase Agreement.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

This Special Warranty Deed is executed on the date set forth in the acknowledgment below, but is made effective as of October 5, 2021 (the "**Effective Date**").

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed to be effective as of the Effective Date.

"GRANTOR"

CPLG PROPERTIES L.L.C.,
a Delaware limited liability company

By:_____
Name: Mark M. Chloupek
Title: Executive Vice President,
Secretary and General Counsel

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark M. Chloupek, as Executive Vice President, Secretary and General Counsel of **CPLG PROPERTIES L.L.C.**, a Delaware limited liability company, who is known to me, acknowledged before me, on this day that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 21 day of Sept, 2021.

_____
Notary Public
My Commission Expires: 7/24/2022

ELLISON RILEY
Notary ID #3240362
My Commission Expires
July 24, 2022

[Signature Page to Special Warranty Deed]

STATE OF TN

COUNTY OF Wilson

I hereby swear and affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HOTELOLOGY LLC,
a Tennessee limited liability company

By: _____
Name: Paresh Patel
Title: Manager

_____
Affiant [Grantee]

Sworn to and subscribed before me,
this 4th day of October, 2021.

_____
NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/30/2023

[Signature Page to Special Warranty Deed]

Exhibit A to Deed

DESCRIPTION OF LAND

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Final Plat of Metropolitan Airport Center, Section III, as shown on plat of record in Plat Book 6250, Page 247, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BRE/LQ Properties L.L.C., a Delaware limited liability company, by virtue of Limited Warranty Deed from La Quinta Properties, Inc., a Delaware corporation, effective as of January 25, 2006 and recorded on March 3, 2006, in Instrument No. 20060303-0024846, in the Register's Office for Davidson County, Tennessee. BRE/LQ Properties L.L.C., a Delaware limited liability company, changed its name to LQ Properties L.L.C., a Delaware limited liability company, which changed its name to CPLG Properties L.L.C., a Delaware limited liability company, as evidenced by Certificate of Amendment recorded on June 4, 2018, in Instrument No. 20180604-0052972, in the aforesaid Register's Office.

Exhibit B to Deed

PERMITTED EXCEPTIONS

Part A: (i) all oil, gas and other minerals previously reserved or conveyed of record, (ii) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, (iii) all covenants, conditions, restrictions, easements, riparian rights and rights of way affecting the Property, (iv) any and all matters which would be disclosed by a current and accurate survey of the Property, and (v) all matters of record affecting the Property as of the date hereof.

Part B:

1. State, county and local taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Declaration dated December 6, 1984 and recorded in Book 6445, Page 959 and being Re-Recorded in Book 6451, Page 758, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center dated January 14, 1985 and recorded in Book 6477, Page 870, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictive Covenant dated January 23, 1985 and recorded in Book 6479, Page 546, in the Register's Office for Davidson County, Tennessee.
5. All matters shown/stated on the Plat filed in Plat Book 6250, Page 247, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 October 5, 2021 (date of document).

Affiant Signature

10/13/2021
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 13th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

