This instrument prepared by and after recording return to:

BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, TN 37201
Attn: Jeff H. Gibson, Esq.

Karen Johnson Davidson County
Batch# 744638 DEEDWARRSP
10/27/2021 09:23:30 AM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20211027-0144176

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Room In The Inn, Inc. 705 Drexel Street Nashville, TN 37203 Attn: Rachel Hester	Room In The Inn, Inc. 705 Drexel Street Nashville, TN 37203 Attn: Rachel Hester	Parcel No. 09314060000

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 consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **WARNER PARTNERS, L.P.**, a Tennessee limited partnership (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ROOM IN THE INN, INC.**, a Tennessee corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any right, title and interest of Grantor in any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of October, 2021.

GRANTOR:

WARNER PARTNERS, L.P.,
a Tennessee limited partnership

By: _____
Name: Edward Warner
Its: Gen Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Edward Warner, the General Partner of WARNER PARTNERS, L.P., a Tennessee limited partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he as General Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing the name WARNER PARTNERS, L.P., a Tennessee limited partnership, as such General Partner.

Witness my hand and official seal this 22nd day of October 2021.

Christina D Willow
Notary Public

My Commission Expires:

5-2-2022

CHRISTINA D. WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 25 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 5-5-25

BRANDY TOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF RE-SUBDIVISION OF LOTS 54, 55, 56, 57, 58, 59, 60, 61, & 62 EWING PLAN & PT. CLOSED ALLEY OF 8TH & DREXEL SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20090130-0008070, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO EDWARD Q. WARNER, JR. AND SCOTT P. WARNER BY EXECUTOR'S QUITCLAIM DEED FROM EDWARD Q. WARNER, JR. AND SCOTT P. WARNER, AS EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF BETTY SUE WARNER, OF RECORD IN INSTRUMENT NO. 200810150103963 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 15, 2008 AND RECORDED ON OCTOBER 15, 2008.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, LP BY QUITCLAIM DEED FROM EDWARD Q. WARNER, JR. AND SCOTT P. WARNER OF RECORD IN INSTRUMENT NO. 20081015-0103966 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 15, 2008 AND RECORDED ON OCTOBER 15, 2008.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20090130-0008070, Register's Office for Davidson County, Tennessee.

31682477.5

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 10/25/21 (date of document).

Affiant Signature

10/25/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY