Karen Johnson Davidson County
Batch# 772392 DEEDWARRSP
12/13/2021 08:16:30 AM 6 pgs
Fees: $33.00 Taxes: $30,710.00
20211213-0164402

Map/Parcel: 134-00-0-281.00

This instrument prepared by:
Dinsmore & Shohl LLP
100 West Main Street
Suite 900
Lexington, KY 40507
Attn: Brady W. Dunnigan

Name and address of person(s) responsible for taxes:
Nashville Airport Hotel, LLC
322 S. Mosley Street
Wichita, KS 67202
Attn: Blake Heiman

Return recorded document to:
Stewart Title Guaranty Company
4933 Hadaway Road
Kennesaw, GA 30152
Attn: Amy Risser Mann

Name and address of Property Owner:
Nashville Airport Hotel, LLC
322 S. Mosley Street
Wichita, KS 67202
Attn: Blake Heiman

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made effective December 1st, 2021, between **VP1 MUSIC CITY LLC**, a Kentucky limited liability company, with an address of 300 West Vine Street, Suite 806, Lexington, Kentucky 40507 ("Grantor"), and **NASHVILLE AIRPORT HOTEL, LLC**, a Kansas limited liability company, with an address of 322 S. Mosley Street, Wichita, Kansas 67202 ("Grantee").

W I T N E S S E T H:

THAT 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 Grantee, the receipt whereof is hereby acknowledged, does hereby forever grant, bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land situated, lying, and being in the City of Nashville, Davidson County, Tennessee, as more particularly described to wit:

See Exhibit "A" attached hereto and made a part hereof ("Property");

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

SAID GRANTOR does hereby warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none

other, subject to the easements, encumbrances, restrictions, and other matters of record, the conditions and restrictions as stated herein, and subject to real property taxes for the year of 2021, and thereafter.

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $8,300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

My commission expires: June 9, 2025

[Signature page follows]

Carrie Rae Howard
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP31172
MY COMMISSION EXPIRES June 9, 2025

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its Managing Member, and caused its seal to be hereto affixed effective as of the 1st day of December, 2021.

VP1 MUSIC CITY LLC,
a Kentucky limited liability company

By: _____
Donald L. Howard, Jr.
Managing Member

[AFFIX SEAL]

ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY)
) §§
COUNTY OF FAYETTE)

In the Commonwealth of Kentucky, County of Fayette, on this 25 day of Nov, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald L. Howard, Jr., to me personally known, who being by me duly sworn did say that he is Managing Member of the Grantor in the foregoing special warranty deed, and that the seal thereto affixed is the seal of said VP1 Music City LLC, and that said special warranty deed was signed, sealed and delivered by her on behalf of said company by authority of its Managing Member and said Donald L. Howard, Jr., acknowledged said special warranty deed to be the free act and deed of said company.

WITNESS MY HAND and notarial seal subscribed and affixed in said County and State, the day and year in this certificate above written.

By: Carrie Rae Howard
Notary Public

My commission expires: 6-9-2025

Carrie Rae Howard
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP31172
COMMISSION EXPIRES June 9, 2025

Exhibit "A"

The Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Nine, Metroplex, of record in Book 6900, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VP1 Music City LLC, a Kentucky limited liability company by Special Warranty Deed of record in Instrument No. 201503100020399, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. County of Davidson taxes for the year 2021 and subsequent years, a lien not yet due or payable.

2. The following matters as set forth per Plat Book 6900, Page 15, Register's Office for Davidson County, Tennessee:

   A. Electric service line (no easement of record)
   B. Sign (no easement of record)
   C. 20' public utility and drainage easement
   D. 10' public utility and drainage easement
   E. Sewer easement
   F. 5' x 25' anchor easement

3. Storm Water Detention Agreement of record in Book 6981, Page 578, aforesaid records.

4. Declaration of Parking Easement and License Agreement of record in Book 11423, Page 1,aforesaid records. Amendment to Declaration of Parking Easement and License Agreement of record in Instrument 201507020064520, aforesaid records.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201504200034623, aforesaid records.

6. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Andrew Kramer, TN RLS No. 3322, Andrew Kramer Land Surveying, 9340 Helena Road, Suite F-190, Birmingham, AL 35244, dated 05/01/2021, including:

   Overhead power lines shown without benefit of a recorded easement

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 December 1, 2021.

Affiant
Date: 12/3/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of December, 2021

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY