Karen Johnson Davidson County
Batch# 773943 DEEDWARRSP
12/14/2021 04:00:30 PM 6 pgs
Fees: $33.00 Taxes: $102,675.00
20211214-0165397

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LR Nash LLC c/o Willow Lake Holdings Inc. 185 W. Broadway Ave. P.O. Box 1150 Jackson, Wyoming 83001	082-12-028.00	Same as New Owner
This instrument prepared by: Maynard, Cooper & Gale, P.C. (SKL) 1201 Villa Place, Suite 200, Nashville, TN 37212		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 10th day of December, 2021, by and between **Lyla Tov Hospitality Holdings, LLC**, a Tennessee limited liability company, having an address at 5780 Hilderbrand Drive, Atlanta, Georgia 30328 (the "Grantor"), and **LR Nash LLC**, a Delaware limited liability company, having an office at c/o Willow Lake Holdings Inc., 185 W. Broadway Ave., P.O. Box 1150, Jackson, Wyoming 83001 (the "Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with Special Warranty of Title, unto Grantee, fee simple title to all those certain parcels of improved land situate in the City of Nashville, Tennessee (the "Real Estate"), and being more particularly described in Exhibit A attached hereto and made a part hereof, together with the land lying in the bed of any street or highway in front of or adjoining the Real Estate to the center line thereof, all water and mineral rights, entitlements, development rights, all easements,

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $27,750,000.00.

Logan J Cass
Affiant

Subscribed and sworn to before me this 10th day of December, 2021.

JODEAN M. KING NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Jodean M King
Notary Public
My Commission Expires: 7/22/2025

rights-of-way and other interests appurtenant thereto and the building and all other improvements, structures and fixtures located on or under the Real Estate.

This conveyance is made subject to those items set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Real Estate, together with all rights, privileges, and appurtenances thereunto belonging or pertaining to the Grantee, its successors and assigns, forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized and possessed of the Real Estate in fee simple; that the Grantor has good right and lawful authority to sell and convey the Real Estate; and that the Grantor warrants the title to the Real Estate and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth in the notary block below, to be effective as of December 10, 2021.

GRANTOR:

LYLA TOV HOSPITALITY HOLDINGS, LLC,
a Tennessee limited liability company

By: Lyla Tov Hospitality Manager, LLC,
a Tennessee limited liability company,
its Manager

By: _____
Name: Adam Leibowitz
Title: President

STATE OF Georgia)
) ss.:
COUNTY OF Fulton)

On the 6th day of December in the year 2021 before me, the undersigned, personally appeared Adam Leibowitz, personally known to me or proved to me on the basis of satisfactory evidence to be the President of Lyla Tov Hospitality Manager, LLC, the Manager of Lyla Tov Hospitality Holdings, LLC, a Tennessee limited liability company, party to the foregoing instrument, and acknowledged to me that he, being authorized to do so, executed the same in his capacity as the President of Lyla Tov Hospitality Manager, LLC, the Manager of Lyla Tov Hospitality Holdings, LLC, a Tennessee limited liability company, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

GIVEN under my hand an official seal this 6th day of December, 2021.

JAMIE LYN FAZIO
NOTARY PUBLIC
GEORGIA
EXPIRES
September 27, 2022
FULTON COUNTY

_____
Notary Public

My Commission Expires:
09/27/2022

Exhibit A

(Deed)

The Real Estate

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOTS 5, 6 & 7 OF THE PLAN OF THE NEILL S. BROWN TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 33 & 50, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING PK NAIL AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, 80 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF NEILL AVENUE, 20 FEET IN WIDTH;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF NEILL AVENUE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, SOUTH 65 DEG 06 MIN 22 SEC WEST, 170.11 FEET TO AN IRON ROD SET AT THE CORNER COMMON WITH THE PROPERTY OF MG STREET HOLDINGS, LLC, AS OF RECORD IN INSTRUMENT NUMBER 20150417-0034167, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, WITH THE EASTERLY PROPERTY LINE OF MG STREET HOLDINGS, LLC, NORTH 24 DEG 35 MIN 44 SEC WEST, 159.85 FEET TO AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 277, 20 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 277, NORTH 65 DEG 04 MIN 53 SEC EAST, 169.43 FEET TO AN EXISTING PK NAIL AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NEILL AVENUE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 277, WITH THE WESTERLY RIGHT-OF-WAY LINE OF NEILL AVENUE SOUTH 24 DEG 50 MIN 29 SEC EAST, 159.92 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LYLA TOV HOSPITALITY HOLDINGS, LLC BY SPECIAL WARRANTY DEED FROM 813M, LLC OF RECORD IN INSTRUMENT NO. 201705110046721 AND BY QUITCLAIM DEED FROM 813M, LLC OF RECORD IN INSTRUMENT NO. 201705110046722, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

(Deed)

Permitted Encumbrances

1. Real estate taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Easements retained from roadway closure in Street and Alley Closings at Metro Council Bill No. 66-856.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 813M, LLC, of record in Instrument No. 201705080045385, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement from Lyla Tov Hospitality Holdings, LLC to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201706130059409, in the Register's Office of Davidson County, Tennessee.

5. Rights of transient hotel guests, as hotel guests only, without right of first refusal or option to purchase.

True Copy Certification

I, Mary Kate C. Brandon, 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 12/10/2021.

Signature

Date: 12/10/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/10/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY