Karen Johnson Davidson County
Batch# 777262 DEEDWARRSP
12/21/2021 11:06:30 AM 7 pgs
Fees: $38.00 Taxes: $368,574.22
20211221-0168378

Prepared by ~~and return to:~~
c/o Revantage
233 S. Wacker Drive, Suite 4700
Chicago, IL 60606
Attention: Leslie Robelly

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 1088557-

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16th day of December, 2021 by and between **CWI NASHVILLE DOWNTOWN HOTEL, LLC**, a Delaware limited liability company, whose business address is c/o Watermark Lodging Trust, Inc., 150 North Riverside Plaza, Suite 4200, Chicago, IL 60606 (herein "Grantor"), and **BCORE 170 4TH AVE N OWNER LLC**, a Delaware limited liability company, whose business address is c/o Blackstone Real Estate, 345 Park Avenue, New York, NY, 10154 (herein "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the City of Nashville, Davidson County, Tennessee (the "Property"), described more particularly as follows, to-wit:

(See Exhibit "A" Attached Hereto for Property Description)

TO HAVE AND TO HOLD, the aforedescribed Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed Property; that it has a good right to sell and convey the same; that the same is unencumbered except for taxes not yet due and payable, all encumbrances of record, rights of tenants in possession under unrecorded leases and/or agreements, and any other permitted exceptions, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

THE PROPERTY IS CONVEYED BY GRANTOR IN ITS "AS IS", "WHERE IS", "WITH ALL FAULTS" CONDITION, WITHOUT ANY REPRESENTATION, WARRANTY, GUARANTY, PROMISE, PROJECTION OR PREDICTION WHATSOEVER, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT TO THE EXTENT SET FORTH HEREIN.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This is improved property whose address is 170 4th Ave N, Nashville, Tennessee 37219.

(Signature Page to Follow)

WITNESS the signature of Grantor as of the day and year first above written.

CWI NASHVILLE DOWNTOWN HOTEL, LLC,
a Delaware limited liability company

By: _____
Name: Brendan Medzigian
Title: Senior Vice President

STATE OF ILLINOIS
COUNTY OF COOK

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brendan Medzigian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself or herself or themselves to be the Senior Vice President of CWI NASHVILLE DOWNTOWN HOTEL, LLC, a Delaware limited liability company, the within named bargainor, and that he/she/they as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself or herself or themselves as such _____.

WITNESS my hand and Notarial Seal at office this 9 day of December, 2021

Christine M Isfan
Notary Public

My Commission Expires: 10/12/24

OFFICIAL SEAL
CHRISTINE M ISFAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/12/24

****

I, or we, hereby swear or 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 $99,614,654.66 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott Trebilco, Managing Director and Vice President of BCORE 170 4th Ave N Owner LLC, a Delaware limited liability company
Affiant

Subscribed and sworn to before me this ____ day of _____, 20___.

see attached

Notary Public

My Commission Expires: _____

Property Owner and Mail Tax Notices To:
P.O. Box A-3956
Chicago, IL 60690-3956
Attention: BRE Hotels – Tax

Property Address:

170 4th Ave N,
Nashville, Tennessee 37219

Tax Parcel No.:
093-061-099.00

Transfer Tax	$ 368,574.22
Recording Fees	
Register's Fee	
DP Fee	.00
Total Due:	

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 09 day of Dec, 2021, by Scott Trebilco,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

COSTIN HARNONCOURT
COMM. 2320426
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Feb. 27, 2024

(Seal) Signature

EXHIBIT A

LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being a parcel of land in Nashville, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Fourth Avenue North and Church Street, being a part of Lot No. 54 as shown on the plan of the Original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right of way line of Church Street and the easterly right of way line of Fourth Avenue North; thence with said southerly right of way line N 59 degrees 34 minutes 28 seconds E 173.06 feet to the point of intersection with the westerly right of way line of Printers Alley; thence with said right of way line, S 29 degrees 50 minutes 12 seconds E 105.25 feet to a point; thence, leaving said right of way line with the northerly right of way line of Alley No. 17 S 59 degrees 39 minutes 14 seconds W 173.03 feet to a point in the easterly right of way line of Fourth Avenue North; thence with said right of way line, N 29 degrees 51 minutes 00 seconds W 105.01 feet to the Point of Beginning. Containing 18,192 square feet or 0.42 acre, more or less, according to Survey File No. 07642-07, dated February 2, 1999 reinspected and updated February 6, 2004 and last revised March 29, 2004 and prepared by Wendell H. Talley, Sr., Tennessee RLS #785 of Barge, Waggoner, Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201.

Together with all of Grantor's right, title an interest in and to said Alley No. 17, the same being an alley lying immediately south of the above-described tract, and having an irregular width, but shown on said survey as being 11.4 feet in width at Fourth Avenue North, and 10.7 feet in width at Printers Alley.

Being the property conveyed to CWI NASHVILLE DOWNTOWN HOTEL, LLC, a Delaware limited liability company, by Special Warranty Deed of record as Instrument No. 20150505-0041109 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 12/16/21.

Signature

Date: 12/21/21

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