This instrument prepared by:

Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, TN 37219
Attn: J. David Wicker

Karen Johnson Davidson County
Batch# 779177 DEEDWARRSP
12/23/2021 10:27:10 AM 6 pgs
Fees: $33.00 Taxes: $244,940.00

20211223-0169681

After recordation, return to:
Music City Hotels, LLC
c/o OTO Development, LLC
100 Dunbar Street, Suite 402
Spartanburg, SC 29306
Attn: Jason C. Lynch

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Music City Hotels, LLC c/o OTO Development, LLC 100 Dunbar Street, Suite 402 Spartanburg, South Carolina 29306	Same	Map-Parcel No. Map: 92-16-0 Parcel: 004.00

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, HH NASHVILLE JV HOLDINGS, L.L.C., a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto MUSIC CITY HOTELS, LLC, a Tennessee limited liability company (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), certain real property located in the City of Nashville, Davidson County, State of Tennessee, fully described in **Exhibit A** hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "Property").

This is improved property known as 121 21st Avenue North, Nashville, Tennessee.

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*]

22nd IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this day of December, 2021.

GRANTOR:

HH NASHVILLE JV HOLDINGS, L.L.C.,
a Delaware limited liability company

By: Songy Highroads, LLC,
a Georgia limited liability company,
its Administrative Manager

By: _____
Name: Todd Nocerini
Title: COO

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Todd Nocerini, the COO of SONGY HIGHROADS, LLC, a Georgia limited liability company, the Administrative Manager of HH NASHVILLE JV HOLDINGS, L.L.C., a Delaware limited liability company the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as COO executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the limited liability company, as such COO.

Witness my hand and official seal this 14 day of December 2021.

My Commission Expires:
05-03-2022

_____
Notary Public

BLANCA PINEDA
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 03, 2022

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 66,200,000.00 , which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

AFFIANT:
MUSIC CITY HOTELS, LLC
By: Palmetto Hospitality GM, LLC
Its: Manager

By: _____
Name: Jason C. Lynch
Title: Manager

Sworn to and subscribed before me,
this 16 day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 1/27/2025

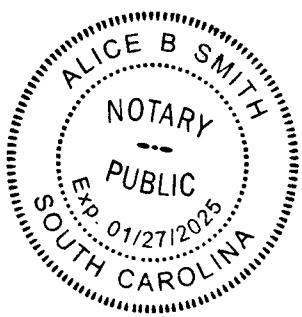


Exhibit A

Legal Description of Property

Land situated in Davidson County, State of Tennessee, described as follows: to wit:

A tract of land in the First Civil District metropolitan Nashville, Tennessee, being a part of Lot 156 on the Plan of Boyd Home Trust, as of record in Book 21, Page 39, said Register's Office, and more particularly described as follows:

Beginning at an iron pin set at the intersection of the westerly right-of-way line of 21st Avenue North and the northerly right-of-way line of Hayes Street; thence,

1. With the northerly right-of-way line of Hayes Street, S 60°43'03"W, 150.25 feet to an existing iron pin, southeasterly corner of Vanderbilt-Washington, Limited. Property as of record in Deed Book 6439, Page 639, R.O.D.C., Tennessee; thence,

2. With the easterly line of Vanderbilt-Washington, Limited, N 29°21'26"W, 180.10 feet to an existing iron pin on the southerly right-of-way line of Alley No. 379; thence,

3. With the southerly right-of-way line of Alley No. 379, N 60°45'22"E, 150.33 feet to an iron pin set on the westerly right-of-way line of 21st Avenue North; thence,

4. With the westerly right-of-way line of 21st Avenue North S 29°20'00" E, 180.00 feet to the point of beginning and containing 27,060 square feet or 0.621 acres.

Being the same property conveyed to HH Nashville JV Holdings, L.L.C., a Delaware limited liability company by deeds of record at Instrument No. 20170420-0038979 and Instrument No. 20170420-0038980, in the Register's Office of Davidson County.

Address: 121 21st Avenue North, Nashville, TN

Map/Parcel 09216000400

Exhibit B

Permitted Exceptions

1) No insurance is afforded as to the acreage or square footage contained in the Land.
2) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
3) All matters shown on plat(s) of record in Plat Book 21, Page 39, in the Register's Office of Davidson County, Tennessee.
4) Terms and provisions of Agreement for Dedication of Easement and/or Public Street Right-of-Way, by and between The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever and HH Nashville JV Holdings, LLC, of record in Instrument No. 201703170026281, in the Register's Office of Davidson County, Tennessee.
5) Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by HH Nashville JV Holdings, LLC, of record in Instrument No. 201703100023862, in the Register's Office of Davidson County, Tennessee.
6) Rights of others in and to the Alley #379 contiguous to the land.
7) Any rights, interests, or claims which may exist or arise by reason of the following facts shown on the ALTA/NSPS Land Title Survey dated December 16, 2021, prepared by S&ME, as Job Number 21440016: (A) Water and gas meter and water valves cross boundary lines.
8) Terms and provisions of Declaration of Restrictive Covenants and Notice of Right of First Offer, by HH Nashville JV Holdings, L.L.C., of record in Instrument No. 20211223-0169680, in the Register's Office of Davidson County, Tennessee.