ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
HT NASHVILLE, LLC 676 Bellefontaine Ave., Suite A Marion, OH 43302	See Exhibit A	Same
This instrument prepared by: Colin T. Ferguson Dickinson Wright PLLC 424 Church St., Suite 800 Nashville, TN 37219		Karen Johnson Davidson County Batch# 855463 DEEDWARR 05/13/2022 11:08:57 AM 4 pgs Fees: $23.00 Taxes: $20,534.70 20220513-0055389

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Million Five Hundred Forty-Nine Thousand Nine Hundred Seventeen and 95/100 Dollars ($5,549,917.95) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, HSSB, LLC, an Ohio limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to HT NASHVILLE, LLC, an Ohio limited liability company ("**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming.

(Remainder of this page intentionally left blank)

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed this 4th day of May, 2022.

GRANTOR:

HSSB, LLC,
an Ohio limited liability company

By: _____
Name: Kevin Hensel
Title: Member

STATE OF Ohio)
COUNTY OF Marion)

Personally appeared before me, the undersigned, Notary Public for the State of [Ohio], KEVIN HENSEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2022

KRYSTINA M CALVER
Notary Public
State of Ohio
My Comm. Expires
June 15, 2026

_____
Notary Public

My Commission Expires: June 15, 2026

STATE OF Ohio)
COUNTY OF Marion)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,549,917.95.

Affiant

Sworn to and subscribed before me this 4th day of May, 2022

KRYSTINA M CALVER
Notary Public
State of Ohio
My Comm. Expires
June 15, 2026

Notary Public

My Commission Expires: June 15 2026

EXHIBIT A TO GENERAL WARRANTY DEED

LEGAL DESCRIPTION

Land located in the 19th Council District of Nashville Davidson County, Tennessee at the Southwest intersection of Broadway and Third Avenue South, said land more particularly described as follows:

Beginning at a survey nail (old) in the sidewalk at the southwest right-of-way intersection of Broadway (104 Foot wide right-of-way) and Third Avenue South (495 Foot right-of-way); Thence with the westerly margin of Third Avenue South 27 deg. 19' 40" E 52.02 feet to a survey nail (old) at a corner to the Hand Partnership L.P. land (Instrument No. 20030414-0049510 R.O.D.C. TN); Thence leaving said westerly margin with said Hand and A Building Seam center of party wall referenced in Book 271, page 288 R.O.D.C.TN for the following two calls: S 62 deg. 13' 19" W 41.00 feet to a point; N 27 deg. 19' 40" W 52.05 feet to a survey nail (old) on the Southerly margin of said Broadway; Thence with said southerly margin 62 deg. 13' 19" E 41.00 feet to the point of beginning.

The described land containing 2133 square feet or 0.049 acres more or less as shown on ALTA/ACSM Land Title survey dated April 27, 2013 prepared by Campbell McRae & Associates Surveying In., 2918 Berry Hill Drive, Nashville, TN 37204 by John Hood TN RLS #1838.

Being the same property conveyed to HSSB, LLC, AN OHIO LIMITED LIABILITY COMPANY, by deed from EDWARD SMITH AND WIFE, KAREN D. SMITH, of record as Instrument No. 20180328-0029107, dated March 19, 2018, said Register's Office.