Karen Johnson Davidson County
Batch# 859294 DEEDWARRSP
05/19/2022 04:01:15 PM 4 pgs
Fees: $23.00 Taxes: $129,500.00
20220519-0058372

SPECIAL WARRANTY DEED

FROM: CGM, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Auto Nashville Hotel LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Auto Nashville Hotel LLC c/o White Lodging Services Corporation 701 East 83rd Avenue Merrillville, IN 46410	Same	Map 093-10.0, Parcel 008.00 Map 093-10.0, Parcel 009.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $35,000,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of May 2022.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CGM, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Auto Nashville Hotel LLC**, an Indiana limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 127 and 131 8th Avenue South, Nashville, Davidson County, Tennessee 37203.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 19th day of May, 2022.

SELLER: CGM, LLC,
a Tennessee limited liability company

By: _____
Albert F. Ganier, III, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert F. Ganier, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of CGM, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of May, 2022.

_____
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

PROPERTY LOCATED IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. 29 ON THE PLAN OF SOUTHFIELD AS OF RECORD IN BOOK "N", PAGE 459, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED JULY 20 2012, AS FOLLOWS;

BEGINNING AT AN IRON ROD (NEW) ON THE NORTH RIGHT-OF-WAY OF 8TH AVENUE SOUTH, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO FIRST EVANGELICAL LUTHERAN CHURCH, AS OF RECORD IN INSTRUMENT NO. 20120405-0029040 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING SOUTH 26 DEGREES 39 MINUTES 20 SECONDS EAST 65.00 FEET FROM AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID CHURCH PROPERTY;

THENCE, FOLLOWING SAID WEST RIGHT-OF-WAY OF 8TH AVENUE SOUTH, SOUTH 26 DEGREES 39 MINUTES 20 SECONDS EAST 143.08 FEET TO A P.K. NAIL (NEW) ON THE NORTH RIGHT-OF-WAY OF DEMONBREUN STREET AS WIDENED BY METRO PUBLIC WORKS PROJECT NO. 06-R-01 OF RECORD IN INSTRUMENT NO. 20120914-0083749 R.O.D.C., TN.;

THENCE, LEAVING SAID 8TH AVENUE SOUTH RIGHT-OF-WAY AND FOLLOWING SAID DEMONBREUN STREET RIGHT-OF-WAY, SOUTH 17 DEGREES 34 MINUTES 31 SECONDS WEST, 11.87 FEET TO A P.K. NAIL (NEW);

THENCE, CONTINUING WITH SAID DEMONBREUN STREET RIGHT-OF-WAY, SOUTH 62 DEGREES 38 MINUTES 18 SECONDS WEST, 156.80 FEET TO A P.K. NAIL (OLD) ON THE EAST RIGHT-OF-WAY OF PUBLIC ALLEY NO. 115;

THENCE, LEAVING SAID DEMONBREUN STREET RIGHT-OF-WAY AND FOLLOWING SAID PUBLIC ALLEY NO. 115 RIGHT-OF-WAY, NORTH 27 DEGREES 24 MINUTES 33 SECONDS WEST, 151.70 FEET TO AN IRON ROD (OLD), BEING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED FIRST EVANGELICAL LUTHERAN CHURCH PROPERTY;

THENCE, LEAVING SAID PUBLIC ALLEY NO.115 RIGHT-OF-WAY AND FOLLOWING THE SOUTH LINE OF SAID CHURCH PROPERTY, NORTH 62 DEGREES 42 MINUTES 55 SECONDS EAST, 167.07 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CGM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM CGM PARTNERS, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 201210100092941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.

2. All matters shown on plat(s) of record in Book N, Page 459, in the Register's Office of Davidson County, Tennessee.

3. Rights of others in and to the Alley No. 115 contiguous to the land.