Karen Johnson Davidson County
Batch# 873982 DEEDWARRSP
06/21/2022 09:17:12 AM 4 pgs
Fees: $23.00 Taxes: $440,300.00
20220621-0070093

SPECIAL WARRANTY DEED

FROM: Broadwest Hotel Partners, LLC

TO: NW RAD LLC

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

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
NW RAD LLC c/o Northwood Investors LLC 575 Fifth Avenue, 23rd Floor New York, New York 10017	Same	Map 92.12, Parcel Portion of Parcel 526

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $119,000,000.00.

Affiant

Sworn to and subscribed before me, this 17 day of June, 2022.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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, **Broadwest Hotel Partners, LLC, a Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **NW RAD LLC, a Delaware limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

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

This is improved property located at 1620 West End, Nashville, Davidson County, Tennessee 37203.

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 deed to be executed effective as of the 17 day of June, 2022.

SELLER: **Broadwest Hotel Partners, LLC,**
a Tennessee limited liability company

By: _____
John Hughey, President

STATE OF Alabama)
)
COUNTY OF Jefferson)

Before me, Benjamin W. Hughey, a Notary Public in and for the County and State aforesaid, personally appeared John Hughey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Broadwest Hotel Partners, LLC, a Tennessee limited liability company, the within named bargainor, 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 limited liability company by himself as President.

Witness my hand and seal at office in Birmingham, AL, this 16 day of June, 2022.

_____
Notary Public

My Commission Expires: 9/13/2025

BENJAMIN W. HUGHEY NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in Davidson County, Tennessee, being the Hotel Master Unit as established in the Declaration of Condominium for Broadwest, a condominium regime in accordance with the Tennessee Condominium Act of 2008, of record in Instrument No. 20201123-0137216, as amended by First Amendment to Declaration of Condominium for Broadwest of record in Instrument No. 20210817-0111257, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibits "E" and "F" to said Master Deed.

Being a portion of the same property conveyed to 1600 West End Avenue Partners, LLC, a Tennessee limited liability company from West End Summit Development, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20180326-0028264, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Broadwest Hotel Partners, LLC, a Tennessee limited liability company, from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20220513-0055487 in the Register's Office for Davidson County, Tennessee.

TOGETHER with easements and all right, title and interest, in and to the Common Elements, as more particularly set forth in the Declaration of Condominium for Broadwest, a condominium regime in accordance with the Tennessee Condominium Act of 2008, of record in Instrument No. 20201123-137216, as amended by First Amendment to Declaration of Condominium for Broadwest of record in Instrument No. 20210817-0111257, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2022 from any applicable government entity, including, without limitation, the Metropolitan Government for Nashville and Davidson County, Tennessee.

2. Subject to the following matters shown on the Plan of record as Instrument Number 20080702-0068641, Register's Office of Davidson County, Tennessee: (a) Proposed underground water quality unit; (b) Public drainage easement; (c) Proposed 10' X 10' N.E.S. easement; (d) Proposed signal pole easement; and (e) proposed sidewalk easement.

3. Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record in Instrument Number 20080411-0036787, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190425-0038139, in the Register's Office for Davidson County, Tennessee.

5. Grant of Easement by and between Comcast Cable Communications Management, LLC and 1600 West End Avenue Partners, LLC of record in Instrument Number 20201228-0153304, in the Register's Office for Davidson County, Tennessee.

6. The premises herein insured is a Condominium established pursuant to the provisions of the Tennessee Condominium Act of 2008 as set forth in Section 66-27-211, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Condominium for Broadwest of record in Instrument Number 20201123-0137216, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; as amended by First Amendment to Declaration of Condominium for Broadwest of record in Instrument Number 20210817-0111257, Register's Office for Davidson County, Tennessee.

7. Charter of Broadwest Master Condominium Association, Inc. of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee.