Karen Johnson Davidson County
Batch# 887831 DEEDWARRSP
07/12/2022 12:10:30 PM 7 pgs
Fees: $38.00 Taxes: $48,100.00
20220712-0080105

TO: Hotel Nashville LLC
6705 Shallowford Rd.
Chattanooga, TN 37421

FROM: Cavalier ST Aggregate PropCo LP

This instrument was prepared by:
Akin Gump Strauss Hauer & Feld LLP
2300 N. Field Street, Suite 1800
Dallas, Texas 75201
John Bain, Esq.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hotel Nashville LLC 6705 Shallowford Rd. Chattanooga, TN 37421	Hotel Nashville LLC 6705 Shallowford Rd. Chattanooga, TN 37421	095-10-0-126.00

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON §

THAT **CAVALIER ST AGGREGATE PROPCO LP**, a Delaware limited partnership, having an address at 545 East John Carpenter Freeway, Suite 1400, Irving, Texas 75062 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by **HOTEL NASHVILLE LLC**, a Tennessee limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 6705 Shallowford Rd., Chattanooga, TN 37421, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter referred to as the "**Land**") and all buildings and improvements located thereon, together with all and singular, Grantor's right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with

Return to:
Rudy Merab
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4354-**TN252203240R**

the Land, being hereinafter collectively referred to as the "**Property**"). This is improved property known as 2345 Atrium Way, Nashville, TN 37214.

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

This Special Warranty Deed is being executed and delivered by Grantor pursuant to that certain Agreement of Purchase and Sale, dated as of April 13, 2022 (as assigned, amended, modified and/or supplemented from time to time, the "**Purchase Agreement**"), between Grantor, as seller, and DHAVAL PATEL, an individual ("**Original Buyer**"), as buyer, as subsequently assigned by Original Buyer to Grantee. Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder are subject to the provisions and limitations set forth in the Purchase Agreement.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

This Special Warranty Deed is executed on the date set forth in the acknowledgment below, but is made effective as of July 7, 2022 (the "**Effective Date**").

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed to be effective as of the Effective Date.

"GRANTOR"

CAVALIER ST AGGREGATE PROPCO LP,
a Delaware limited partnership

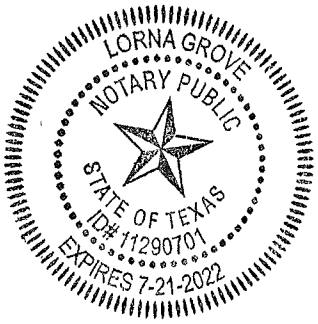
By: _____
Name: Paul R. Womble
Title: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul R. Womble, as an Authorized Signatory of **CAVALIER ST AGGREGATE PROPCO LP**, a Delaware limited partnership, who is known to me, acknowledged before me, on this day that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 24 day of June, 2022.



Notary Public
My Commission Expires: 7-21-2022

[Signature Page to Special Warranty Deed]

STATE OF TN

COUNTY OF Wilson

I hereby swear and 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 $13,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

"GRANTEE"

HOTEL NASHVILLE LLC,
a Tennessee limited liability company

By: Manager
Name: Paresh Patel
Title: manager

Sworn to and subscribed before me,
this 6th day of July, 2022.

NOTARY PUBLIC

GREGORY S. GILL
NOTARY PUBLIC OF TENNESSEE WILSON COUNTY

My Commission Expires: 10/30/2023

[Signature Page to Special Warranty Deed]

Exhibit A to Deed

DESCRIPTION OF LAND

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Part One, Phase Two of the Atrium of record in Plat Book 6200, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Quitclaim Deed from CPLG Properties L.L.C., a Delaware limited liability company, of record in Instrument No. 20220411-0041763, in the Register's Office for Davidson County, Tennessee.

Exhibit B to Deed

PERMITTED EXCEPTIONS

Part A: (i) all oil, gas and other minerals previously reserved or conveyed of record, (ii) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, (iii) all covenants, conditions, restrictions, easements, riparian rights and rights of way affecting the Property, (iv) any and all matters which would be disclosed by a current and accurate survey of the Property, and (v) all matters of record affecting the Property as of the date hereof.

Part B:

1. State, county and local taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Rights of upper and lower riparian owners to the flow of the waters of Simms Branch, free from diminution or pollution.
3. Easements, rights of way, boundary lines, and improvements as set forth on Plat recorded in Plat Book 6200, Page 139, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6306, Page 80, as amended in First Amendment to Declaration of Covenants, Conditions and Restriction for Atrium, of record in Book 6363, page 442, Register's Office for Davidson County, Tennessee.
5. Charter for Atrium Property Owners' Association of record in Book 6356, Page 787, in the Register's Office for Davidson County, Tennessee.
6. Terms and conditions of the Agreement for Dedication of Easement of record in Instrument Number 20030516-0067078, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2022 (date of document).

Affiant Signature

July 12, 2022
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 12th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

