This document prepared by:

Holland & Knight LLP
1180 West Peachtree Street, Suite 1800
Atlanta, GA 30309
Attention: Matthew T. Joe

Tax Parcel No. 093-100-489.00

Karen Johnson Davidson County
Batch# 891676 DEEDWARRSP
07/20/2022 02:52:35 PM 5 pgs
Fees: $28.00 Taxes: $345,950.00
20220720-0083262

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Sonoran Nashville LLC c/o Pyramid Hotel Group 30 Rowes Wharf, Suite 530 Boston, MA 02110 Attention: Christopher P. Devine	Same

THIS INDENTURE, made on the 20th day of July, 2022 ("**Effective Date**"), by and between FC NASHVILLE, LLC, a Delaware limited liability company, whose address is c/o Choice Hotels International, Inc., 1 Choice Hotels Circle, Suite 400, Rockville, Maryland 20850 ("**Grantor**"), and SONORAN NASHVILLE LLC, a Delaware limited liability company, whose address is c/o Pyramid Hotel Group, 30 Rowes Wharf, Suite 5300, Boston, MA 02110 ("**Grantee**").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Davidson, State of Tennessee, and more fully described on **Exhibit "A"** attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon (the "**Property**").

This conveyance is made and accepted subject to those encumbrances and exceptions (the "**Permitted Exceptions**") set forth on the attached **Exhibit "B"**, but only to the extent that they validly encumber the Property.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

FC NASHVILLE, LLC, a Delaware limited liability company

By: _____
Name: Jeff Gross
Title: Managing Director, Real Estate Investment & Asset Management

STATE OF VA.
COUNTY OF Fairfax

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Jeff Gross, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself (or herself) to be the Managing Director - Real Estate Investment & Asset Management of FC Nashville, LLC, the within named bargainor, a Delaware limited liability company, and that _he as such Managing Director - Real Estate Investment & Asset Management, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself (or herself) as such Managing Director - Real Estate Investment & Asset Management.

Witness my hand and Notarial Seal at office this 18 day of July, 2022.

My commission expires:
05/31/2022

_____
Notary Public

BRYAN SMITH MEDRANO
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION # 7999174
MY COMM. EXPIRES 05-31-2026

STATE OF Massachusetts

COUNTY OF Suffolk

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $93,500,000.00.

AFFIANT

SONORAN NASHVILLE LLC

By: _____

Name: Christopher P. Devine

Title: Vice President

Subscribed and sworn to before me this the 18th day of July, 2022.

_____

Notary

My Commission expires: 2/17/2028

Mary E. Barker
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
February 17, 2028

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15249109_3

EXHIBIT A

PROPERTY

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF SUBDIVISION OF CAMBRIA, AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 20160408-0033980, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FC NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20141231-0119055, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Zoning and building regulations, insurance and rating codes and regulations, ordinances and requirements and any other laws, regulations or ordinances affecting the Property or its use adopted by any authority having jurisdiction over the Property and the use thereof.

2. Such state of facts as may be shown on a current and accurate survey of the Property.

3. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

4. The rights of tenants under all unrecorded leases relating to the Property, as tenants only without any rights or options to purchase all or any portion of the Property.

5. All matters shown on plat(s) of record in Instrument No. 201604080033980, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201602180015399, in the Register's Office of Davidson County, Tennessee.

7. Rights of others in and to the alley contiguous to the Property.