6th

Karen Johnson Davidson County
Batch# 896409 DEEDWARRSP
08/01/2022 08:45:30 AM 6 pgs
Fees: $33.00 Taxes: $214,230.00
20220801-0086890

This Instrument Prepared By:

ArentFox Schiff LLP
1717 K Street, NW
Washington, DC 20006
Attn: Gerard Leval, Esq.

After Recording Return To:

ArentFox Schiff LLP
1717 K Street, NW
Washington, DC 20006
Attn: Gerard Leval, Esq.

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
c/o RLJ Lodging Trust 3 Bethesda Metro Center, Suite 1000 Bethesda, MD 20814 Attn: Leslie Hale, President	c/o RLJ Lodging Trust 3 Bethesda Metro Center, Suite 1000 Bethesda, MD 20814 Attn: Leslie Hale, President
Map & Parcel No.: 093-02-3/159.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASHVILLE OWNER LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **RLJ ART NASHVILLE, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

See Exhibit A

This is improved property commonly known as 221 2nd Avenue North, Nashville, Davidson County, Tennessee 37201. TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by,

through or under Grantor, but no further or otherwise, subject to any real property taxes and assessments, unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey as of the date hereof.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on this 29 day of July, 2022.

GRANTOR:

NASHVILLE OWNER LLC,
a Delaware limited liability company

By: Art Hotel Properties LLC,
a Delaware limited liability company,
its sole member

By: PropCo 21 SPV LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Name: Brian C. Thomas
Title: Authorized Signatory

STATE OF New York)
COUNTY OF Nassau)

Personally appeared before me, Christopher John Dolan, a Notary Public in and for said County and State, Brian C Thomas, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Authorized Signatory of PropCo 21 SPV LLC, a Delaware limited liability company, which is the Managing Member of Art Hotel Properties LLC, which is the Sole Member of Nashville Owner LLC, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 26 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires:

12/07/2024

CHRISTOPHER JOHN DOLAN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01DO6411806
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES 12/07/2024

[Signature Page to Special Warranty Deed]

STATE OF MARYLAND)

COUNTY OF MONTGOMERY)

The actual consideration or value, whichever is greater, for this transfer is $57,900,000.00.

AFFIANT:

RLJ ART NASHVILLE, LLC,
a Delaware limited liability company

By: _____
Name: Leslie D. Hale
Title: President

Personally appeared before me, Marietou Bangoura, a Notary Public in and for said County and State, Leslie D. Hale, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of RLJ ART Nashville, LLC, the Assignee of the foregoing instrument, and is authorized by such Assignee to execute this instrument on behalf of such Assignee.

Subscribed and sworn to before me this 25 day of July, 2022.

MARIETOU BANGOURA
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires: 5/23/24

_____
Notary Public

My Commission Expires: 5/23/24

[Signature Page to Special Warranty Deed]

Exhibit A
to Special Warranty Deed
Legal Description

The Land is situated in the County of Davidson, State of Tennessee, and described as follows:

A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the East by Second Avenue North, on the South by Bank Alley (Alley No. 4) on the West by Third Avenue North, on the North by Fourth Church Investment Company, Inc. and Industrial Realty, Inc., and being more particularly described on a survey dated April 20, 1982, by American Surveying & Engineering Co. as follows:

Beginning at a P & K nail located in the westerly right of way margin of Second Avenue North at said margins intersection with the northerly right of way margin of Bank Alley (Metro Alley No. 4); thence, following the northerly right of way margin of Bank Alley, South 62° 31' West, a distance of 225.13 feet to a P & K nail located where said margin intersects the easterly right of way margin of Third Avenue North; thence following the easterly right of way of Third Avenue North; North 27°40' West, a distance of 55.03 feet to a point located in the southerly boundary of the Fourth Church Investment Company property, as recorded in Book 5428, Page 509, R.O.D.C., Tennessee; thence, following said boundary between two building walls, North 62°31' East, a distance of 112.79 feet to a point; thence, North 27°17' West, a distance of 19.84 feet to a point located in the southerly boundary of the Industrial Realty Company property, as recorded in Book 3499, Page 419, R.O.D.C., Tennessee; thence, following the aforementioned south boundary between two building walls, North 62°31' East, a distance of 113.16, to a P & K nail located in the westerly right of way margin of Second Avenue North; thence, following the westerly right of way margin of Second Avenue North, South 26°56' East a distance of 74.88 feet to the point of beginning. Tract contains 14,652.7 square feet or 0.34 acre, more or less.

Being the same property conveyed to Nashville Owner LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20160526-0053218, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 07/29/2022 (date of document).

Affiant Signature

07/29/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

