Karen Johnson Davidson County
Batch# 905650 DEEDWARRSP
08/19/2022 03:41:30 PM 7 pgs
Fees: $38.00 Taxes: $44,474.00
20220819-0094172

This instrument was prepared by:

Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road NE
Atlanta, Georgia 30326
Attn: Lindsey Vance, Esq.

**SPECIAL WARRANTY DEED**

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| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP PARCEL NO. |
|---|---|---|
| Century TN VII LLC<br>c/o Magna Hospitality Group, LC<br>300 Centerville Road, Suite 300<br>East Warwick, Rhode Island 02886 | Century TN VII LLC<br>c/o Magna Hospitality Group, LC<br>300 Centerville Road, Suite 300<br>East Warwick, Rhode Island 02886 | 107-00-0-063.00 |

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**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **W BY W CENTURY BLVD I, LLC**, a Delaware limited liability company ("**Grantor**") has bargained and sold, and by these presents does transfer and convey unto **CENTURY TN VII LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**"). This is improved property commonly known as the Wingate by Wyndham Nashville Airport hotel.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B**, attached hereto and incorporated herein by reference, and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, 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.

[Signature appears on next page.]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 18th day of August 2022.

**W BY W CENTURY BLVD I, LLC,**
a Delaware limited liability company

By: _____
Name: Henry Silverman
Title: Authorized Signatory

**STATE OF** NEW JERSEY )
**COUNTY OF** ESSEX )

Personally appeared before me, GREGORY DRECHSLER, a Notary Public in and for said County and State, Henry Silverman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of W BY W CENTURY BLVD I, LLC, a Delaware limited liability company 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 10 day of AUGUST 2022.

_____
NOTARY PUBLIC

My Commission Expires:

GREGORY A. DRECHSLER
Notary Public, State of New Jersey
My Commission Expires 01/04/2027

*Signature Page for Special Warranty Deed*

## EXHIBIT A

## LEGAL DESCRIPTION

That certain real property located in the City of Nashville, County of Davidson, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 and 2 of Tucker W. White Subdivision and Lot 1 of Century Crossroads, as shown on plat of record in plat Instrument No. 20170125-0008087, 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 W BY W CENTURY BLVD I, LLC, a Delaware limited liability company, by deeds of record in Instrument No. 20151215-0126054, Instrument No. 20151216-0126388; and in Instrument No.20151230-0131032, in the Register's Office of Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

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

2. Cable TV Pedestal with Pole and line crossing easterly line, and General Notes as set forth in the Plan of record as Instrument Number 20170125-0008087, Register's Office of Davidson County, Tennessee.

3. Underground Utility Easement of record in Book 6708, Page 689, Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161025-0112783, Register's Office of Davidson County, Tennessee.

## OATH OF VALUE

**STATE OF GEORGIA )**
**COUNTY OF FULTON )**

The actual consideration or value, whichever is greater, for this transfer is $12.020.000.

Affiant: **Jacquelyn A. Caroe, Esq.**

Subscribed and sworn to before me this the 12 day of August 2022.

Emily Rose Kramer
Notary Public

My Commission Expires: 12/09/2025

EMILY ROSE KRAMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 9, 2025

# Tennessee Certification of Electronic Document

I, Daniel A Lozano, do hereby make oath that I am a licensed attorney and/or 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 Aug. 18, 2022 (date of document).

NATALIE HENDERSON
NOTARY PUBLIC #22005455
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 11, 2025

Affiant Signature

8.18.2022
Date

State of WA

County of King

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

Notary's Signature

My Commission Expires: November 11, 2025