Karen Johnson Davidson County
Batch# 966531 DEEDWARRSP
02/02/2023 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $107,300.00
20230202-0007838

FROM: 133 KVB Property, L.P., a Delaware limited partnership
TO: KVB NV Hotel, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
KVB NV Hotel, LLC c/o T2 Hospitality, LLC 620 Newport Center Drive, 16th Floor Newport Beach, CA 92660	(SAME)	A portion of 093-11-0-012.00; New tax map-parcel number is to be issued.

THIS INSTRUMENT PREPARED BY: N. Courtney Hollins, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, 2600 West End Avenue, Suite 2000, Nashville, Tennessee 37203; (615) 726-5543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty-Nine Million and 00/100ths Dollars ($29,000,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacey Deneen Palmer
Affiant

SAVANNAH KATELYN SUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Subscribed and sworn to before me, this the 2nd day of February, 2023.

Notary Public

My Commission Expires: 11/3/25

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged 133 KVB PROPERTY, L.P., a Delaware limited partnership, hereinafter called "GRANTOR", does hereby convey unto KVB NV Hotel, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, all of its right, title and interest, whatever that may be, in and to the following, to wit (the "Unit"):

BEING Unit B established under the Declaration Establishing First and KVB Land Condominium, a commercial condominium regime with common elements and limited common elements, created under the Tennessee

Condominium Act of 2008, Title 66, Chapter 27, Section 201, as amended, Tennessee Code Annotated, of record as Instrument No. 202302020007837, Register of Deeds Office for Davidson County, Tennessee (the "Declaration"). Reference is hereby made to the Plat set forth in Exhibit D of said Declaration for a more complete identification and description, including, without limitation, the location and boundaries, of the Unit described therein.

Together with the Common Elements and Limited Common Elements appurtenant thereto as described in the Declaration and being more particularly shown on the Plat set forth in Exhibit D of said Declaration.

Being a portion of the same property conveyed to 133 KVB PROPERTY, L.P., a Delaware limited partnership, by Special Warranty Deed from Frank Charles May, an unmarried man, of record in Instrument Number 20230202-0007739, Register of Deeds Office for Davidson County, Tennessee.

Together with all buildings, structures and other improvements of any and every nature located on the Unit and all fixtures attached or affixed to the Unit or to any such buildings, structures or other improvements, and all easements, appurtenances, estate, title and interest thereto (the Unit and the foregoing are hereinafter referred to as the "Property").

Said Property is transferred subject to the Permitted Encumbrances expressly set forth on Exhibit A below.

This is partially improved property commonly known as 133 Korean Veterans Boulevard, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor and 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 whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit A), 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.

[remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above written.

GRANTOR:

133 KVB PROPERTY, L.P.,
a Delaware limited partnership

By: 133 KVB REIT, L.L.C.,
a Delaware limited liability company,
its general partner

By: _____
Name: Paul A. Galiano
Title: Authorized Signatory

ACKNOWLEDGMENT

(STATE OF New York)
(COUNTY OF New York)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Paul A. Galiano, 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/a(n) Authorized Signatory of 133 KVB REIT LLC, the within named bargainor, a(n) Delaware LLC, and that he/she as such Authorized Signatory, 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/herself as Authorized Signatory of the Grantor.

Witness my hand and seal, at office in New York [City], New York [State], this the 23rd day of January, 2023.

Kerri A. Garrett
NOTARY PUBLIC

[SEAL]

KERRI A. GARRETT
Notary Public, State of New York
No. 01GA6022001
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 22, 2023

My Commission Expires: _____

Exhibit A

Permitted Exceptions

1. Real Property Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.

2. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Force Mains and Appurtenances, by and between Frank C. May and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Instrument No. 200306120081371, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) granted State of Tennessee by Consent Judgment and Final Decree of record in Instrument No. 201310240110968, in the Register's Office of Davidson County, Tennessee.

4. Subject to easements and restrictions retained in Ordinance No. O73-840.

5. Subject to rights and easements retained in Ordinance No. O90-1121.

6. The following matters disclosed by an ALTA/NSPS survey made by Ragan Smith on February 24, 2021, revised April 2, 2021, and last revised 1/24, 2023, designated 210035:

   (A) Intentionally Omitted.
   (B) Intentionally Omitted.
   (C) Intentionally Omitted.
   (D) Gravel surface extends over northeast border into adjoining right-of-way.
   (E) Fence extends over east border into adjoining right of way.
   (F) Overhead electric power lines extend over east, and west borders onto subject Unit without benefit of an easement.
   (G) Intentionally Omitted.
   (H) Gas line extends over west border onto subject Unit without benefit of an easement.
   (I) Sanitary sewer line extends over west border onto subject Unit without benefit of an easement.

7. All matters affecting the Unit shown on plat(s) of record in Instrument No. 202108110108469, in the Register's Office of Davidson County, Tennessee

8. Declaration Establishing First and KVB Land Condominium, a commercial condominium regime with common elements, created under the Tennessee Condominium Act of 2008, Title 66, Chapter 27, Section 201, as amended, Tennessee Code Annotated, of record as Instrument No. 202302020007837, Register of Deeds Office for Davidson County, Tennessee.

9. Memorandum of Cooperation Agreement of record as Instrument Number 202302020007839, Register of Deeds Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 2/2/2023 .

Bainbridge Dillion
Affiant Signature

Date: 2/2/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Date: 2/2/2023

Notary's Seal

