This Instrument Was Prepared By:
Eckert Seamans Cherin & Mellott, LLC
600 Grant Street, 44th Floor
Pittsburgh, PA 15219
Attn: Gregory Weingart, Esq.

Karen Johnson
Batch # 1192363
10/10/2024 01:19 PM
Fees: $28.00 Taxes: $77,561.25

Davidson County
DEEDWARRSP
5 pgs

20241010-0078797

SPECIAL WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER	SEND TAX BILLS TO: NEW OWNER	MAP PARCEL NO.
OnCentury Hospitality, LLC 4811 Lebanon Pke, Ste 200 Hermitage, TN 37076	4811 Lebanon Pke, Ste 200 Hermitage, TN 37076	10700006300

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, **CENTURY TN VII LLC**, a Delaware limited liability company ("**Grantor**") has bargained and sold, and by these presents does transfer and convey unto **ONCENTURY HOSPITALITY, LLC**, a Tennessee 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 **1 Century Blvd, Nashville, TN 37214**.

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 THEREOF, Grantor has caused this Deed to be executed this 9th day of October, 2024.

CENTURY TN VII LLC,
a Delaware limited liability company

By: _____
Robert A. Indeglia, Jr., President

STATE OF RHODE ISLAND)
)
COUNTY OF KENT)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert A. Indeglia, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of CENTURY TN VII LLC, a Delaware limited liability company, the within named bargainor, and that he as such President, 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 as President.

Witness my hand and seal, this 8th day of October, 2024.

Jennifer James
Notary Public

My commission expires: 12/03/25

Jennifer James
Notary Public, State of Rhode Island
My Commission Expires December 3, 2025

OATH OF VALUE

STATE OF RHODE ISLAND)
)
COUNTY OF KENT)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $20,962,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of October, 2024.

Jennifer James
Notary Public

My Commission Expires 12/03/25

Jennifer James
Notary Public, State of Rhode Island
My Commission Expires December 3, 2025

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 Century TN VII LLC by Special Warranty deed from W by W Century Blvd I, LLC, by deed dated August 18, 2022 and recorded at Instrument No. 20220819-0094172 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Subject to all matters shown on the Plan of record as Instrument Number 20170125-0008087, Register's Office of Davidson County, Tennessee.

2. Underground Utility Easement of record in Book 6708, Page 689, Register's Office of Davidson County, Tennessee, as shown on the survey.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161025-0112783, Register's Office of Davidson County, Tennessee as shown on the Survey.