Davidson County DEEDWARRSP
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Fees:38.00 Taxes:329300.00
20140624-0054879

SPECIAL WARRANTY DEED

FROM: 424 CHURCH STREET, LLC,
a Delaware limited liability company

TO: TR CHURCH STREET CORP.,
a Delaware corporation

This instrument was prepared by:
Stefanie L. Sommers, Esq.
Otten Johnson Robinson Neff + Ragonetti, P.C.
950 17th Street, Suite 1600
Denver, Colorado 80202

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
TR Church Street Corp. c/o LPC Realty Advisors I, Ltd. 120 North LaSalle Street, Suite 1750 Chicago, IL 60602 Attention: Jenifer Ratcliffe	SAME	Map 93-6-1 Parcel 49

STATE OF Illinois)
)
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is Eighty Nine Million and No/100 Dollars ($89,000,000.00).

Affiant: Jenifer Ratcliffe, as President of TR Church Street Corp., a Delaware corporation

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 2014.

OFFICIAL SEAL
MARYBETH PENANNICH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/20/18

Notary Public

My Commission Expires: 5/20/18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Eighty Nine Million and No/100 Dollars ($89,000,000.00), the receipt and sufficiency of which are hereby acknowledged, 424 CHURCH STREET, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto TR Church Street Corp., a Delaware corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Attachment 1 attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 424 Church Street, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Attachment 2 attached hereto and incorporated herein by this reference.

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, 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 Attachment 2), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Attachment 2.

[Remainder of Page Intentionally Left Blank]

Witness my hand this 17th day of June, 2014.

GRANTOR:

424 CHURCH STREET, LLC, a Delaware limited liability company

By: _____
Name: G. Douglas Wiley, II
Title: Manager

STATE OF COLORADO)
)
CITY AND COUNTY OF DENVER)

Before me, Barbara A Jones, a Notary Public of said County and State, personally appeared G. Douglas Wiley, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of 424 CHURCH STREET, LLC, a Delaware limited liability company, the within named bargainor, and that he, as such Manager, executed the foregoing instrument for the purposes therein contained, by signing his name as Manager of the company.

Witness my hand and seal, at Office in Denver, Colorado, this 17th day of June, 2014.

BARBARA A JONES
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 19984003891
My Commission Expires 03/22/2018

Barbara A Jones
Notary Public
My Commission Expires: 03/22/18

ATTACHMENT 1
TO
SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

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

Land being in Nashville, Davidson County, Tennessee, being Lot No. 1, as shown on the plan of the Third National Bank Tower as recorded in Plat Book 5200, page 759, Register's Office for Davidson County, Tennessee, located in the northeast quadrant of the intersection of Church Street and 5th Avenue North and being more particularly described as follows:

Beginning at a P.K. nail in the northerly margin of Church Street and the easterly margin of 5th Avenue North, thence, with the easterly margin of 5th Avenue North, N 26 deg. 43' 17" W, 209.85 feet to a point;

Thence, leaving said margin and along or near the southerly line of the Arcade Company of record in Deed Book 3319, page 516, Register's Office for said County; N 63 deg. 16' 43" E, 171.30 feet to a point in the westerly line of Public Alley No. 65;

Thence, with the westerly margin of said alley, s 26 deg. 43' 17" E, 209.85 feet to a P.K. nail in the northerly margin of Church Street;

Thence, with said margin, S 63 deg. 16' 43" W, 171.30 feet to the Point of Beginning, containing 35,950 square feet or 0.83 acres, more or less.

Together with rights benefiting the above described real estate pursuant to:

Appurtenant Right I

Easements and Licenses recorded in Book 6120, page 536, said Register's Office and being more particularly described as follows:

To construct buildings and other improvements over Overton
Alley, commencing in Overton Alley 125 feet northwesterly of the northerly right-of-way of Church Street at its point of intersection with Overton Alley, and running thence northwesterly over Overton Alley a distance of 58 feet, the base or lowest point of such building and other improvement to be not less than 16 feet above the surface of Overton Alley at all points over which these easements, rights and licenses are granted, so that there will be a minimum clearance of such buildings and other improvements above Overton Alley of 16 feet at all points.

To Construct driveways, walkways, buildings and other improvements under Overton Alley, commencing in Overton Alley 125 feet northwesterly of the northerly right-of-way of Church Street at its point of intersection with Overton Alley, and running thence northwesterly under Overton Alley a distance of 68 feet.

Appurtenant Right II

Skybridge Development, Construction, Maintenance and Easements Agreement of record in Book 6127, page 553, as amended in Book 7656, page 743, said Register's Office, the Skybridge Zone Description being described as follows:

Commencing in Arcade Alley (formerly Overton Alley) 125 feet northwesterly of northerly right-of-way of Church Street at its point of intersection with Arcade Alley, and running thence northwesterly over Arcade Alley a distance of 58 feet, the base or lowest point of such building and other improvement to be not less than 16 feet above the surface of Arcade Alley at all points over which these easements, rights and licenses are granted, so that there will be a minimum clearance of such buildings and other improvements above Arcade Alley of 16 feet at all points.

Appurtenant Right III

Reciprocal Agreement for Cross Access with General Grants and Obligations as recorded in Book 6127, page 576, Register's Office for said County.

Being the same property conveyed to Amstar-25, LLC, a Colorado limited liability company, by deed from CORAC New Life General Partnership, a Tennessee general partnership, of record in Instrument No. 200612180155526, in the Register's Office for Davidson County, Tennessee, by Certificate of Formation, of record in Instrument No. 200703070028124, said Register's Office, and Certificate of Conversion of record in Instrument No. 200703070028123, said Register's Office, Amstar-25, LLC is now known as 424 Church Street, LLC, a Delaware limited liability company.

ATTACHMENT 2
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Property taxes for 2014, a lien, but not yet due and payable.

2. Those matters affecting title, if any, reflected on ALTA/ACSM Land Title Survey prepared by Crawford & Cummings, PC, dated May 30, 2014, last revised June 6, 2014, referenced as Job No. 14-073(0).

3. All matters shown on the plat of record in Book 5200, Page 759, in the Registers Office for Davidson County, Tennessee.

4. Bond of record in Book 3983, page 943, in the Register's Office for Davidson County, Tennessee.

5. Skybridge Development, Construction, Maintenance and Easements Agreement, of record in Book 6127, page 553, as amended in Book 7656, page 743, in the Register's Office for Davidson County, Tennessee.

6. Reciprocal Agreement by and between Third National Bank Tower Associates, a Tennessee joint venture, and Life and Casualty Insurance Company of Tennessee of record in Book 6127, page 576, in the Register's Office for Davidson County, Tennessee.

7. Easements granted by the Metropolitan Government of Nashville and Davidson County, set forth in Ordinance No. 65-682, of record in Book 6120, page 536, in the Register's Office for Davidson County, Tennessee.

8. Rights of tenants, as tenants only, under unrecorded leases, with no rights of first refusal to purchase, rights of first offer to purchase or options or rights to purchase.

9. Memorandum of Lease by and between Third National Bank Tower Association and Deloitte & Touche LLP, of record in Book 9764, page 699, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, John V. Miller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Colorado

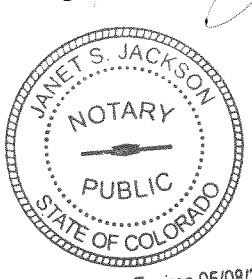
County of Denver

Personally appeared before me, Jan Jackson, a notary public for this county and state, John V. Miller, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

My Commission Expires: 5-8-15

Notary Seal



My Commission Expires 05/08/2015