FROM: Hughes Family Investments, G.P.

TO: 200 Main Partners LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| 200 Main Partners LLC<br>Attn: Tom Brashler<br>6 E. Monroe Street, Suite 300<br>Chicago, IL 60603 | Same | Map: 82-15<br>Parcels: 32, 33, 35, 35.01, and 224 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $5,175,000.00

Affiant

Sworn to and subscribed before me, this 16 day of July, 2015.

Notary Public

My Commission Expires:_____

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hughes Family Investments, a Tennessee general partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **200 Main Partners LLC, an Illinois limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 200 South Main Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

BILL GARRETT, Davidson County
Trans:T20150058103 DEEDWARRSP
Recvd: 07/16/15 16:07 4 pgs
Fees:23.00 Taxes:19147.50
20150716-0069785

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 9th day of July, 2015.

SELLER: Hughes Family Investments, G.P
A Tennessee general partnership

By: _____
Johnnie G. Hughes, General Partner

STATE OF ~~TENNESSEE~~ Florida )
)
COUNTY OF ~~DAVIDSON~~ Walton )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Johnnie G. Hughes, 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 authorized General Partner of Hughes Family Investments, G.P., the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal at office in Santa Rosa Beach, Florida, this the 9th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: April Fletcher 7/25/2015

Notary Public State of Florida
April Fletcher
My Commission EE115369
Expires 07/25/2015

## EXHIBIT A

## PROPERTY DESCRIPTION

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

Land lying in the 6th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Main Street, and on the west by South 2nd Street and being parts of Lots 145 through 156 on the Map of Dr. John Shelby's 3rd addition, Edgefield, Registered December 11, 1858 in Plat Book 21, page 43, Register's Office for Davidson County, Tennessee, and also being that part of Alley Number 258, closed, vacated and abandoned by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Bill No. 65-559 and Bill No. 72-104, City Clerk's Office for Metropolitan Government, and being further described according to a survey dated January 24, 2008, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:

Beginning at a concrete nail in the south margin of Main Street, said nail being located at the terminus of a transition curve from the east margin of South 2nd Street; thence with the south margin of Main Street, North 63° 53' 00" East, 207.50 feet to an iron pin at the beginning of a curve to the left, said curve having a central angle of 3° 20' 00", a radius of 4,160.36 feet, a tangent of 121.05 feet, a length of 242.04 feet, and a chord bearing North 62° 13' 00' East, 242.01 feet; thence continuing with the south margin of Main Street around the curve to the left 242.04 feet to an iron pin at the end of said curve to the left; and further, said iron pin being the beginning of a curve to the right having a central angle of 11° 48' 51", a radius of 660.00 feet, a tangent of 68.29 feet, a length of 136.09 feet, and a chord bearing North 66° 39' 26" East, 135.85 feet; thence with said curve to the right, and continuing with the south margin of Main Street, 136.09 feet to an iron pin being the northeast corner of the herein described property; thence leaving the south margin of Main Street, South 31° 06' 34" East, 136.57 feet to an iron pin being the southeast corner of the herein described property and said iron pin being the north boundary of line of Lot 1 on the plat of the resubdivision of Lots 114, 115, 116, 117, 118 and 119, Shelby's third Addition to Edgefield of record in Plat Book 8250, page 23, R.O.D.C., Tennessee; thence South 60° 23' 29" West, 150.00 feet to an iron pin; thence South 59° 13' 48" West, 409.88 feet to a nail in asphalt pavement at the southeast corner of Alley No. 258; thence with the east terminus of said alley North 30° 25' 00" West, 16.00 feet to a nail in asphalt pavement being the northeast corner of said alley no. 258; thence South 59° 35' 00" West, 54.30 feet to a nail in concrete in the east margin of south 2nd Street; thence with said east margin of South 2nd Street North 30° 25' 00" West, 137.46 feet to a nail in concrete at the beginning of a curve to the right, said curve having a central angle of 94° 18' 00", a radius of 27.00 feet, a tangent of 29.11 feet, a length of 44.44 feet, and a chord bearing North 16° 44' 00" East, 39.59 feet, thence around the curve to the right 44.44 feet to the point of beginning, containing 2.236 acres, more or less, or 97,430 square feet, more or less.

Being the same property conveyed to HUGHES FAMILY INVESTMENTS, by deed from IRON POWER PROPERTIES, of record as Instrument No. 20080512-0048972, dated May 9, 2008, said Register's Office.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien, not yet due and payable.

2. Right of Way Agreement by and between Coggin Chevrolet, Inc., and Nashville Gas Company of record in Book 4077, page 565, said Register's Office.

3. Subject to permit to Southern Bell Telephone & Telegraph Co. of record in Book 3993, page 718, said Register's Office.

4. Easements and Restrictions reserved in Bill Nos. 65-659, 72-104 and 73-450.