WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,177,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AF

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

J-J-15-201

BILL GARRETT, Davidson County
Trans:T20160016830 DEEDWARR
Recvd: 03/01/16 14:03 3 pgs
Fees:18.00 Taxes:19156.94
20160301-0019493

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Woodland Partners LP	**NEW OWNER**	
(NAME) **6 East Monroe Street, Suite 300**	(NAME)	**082-15-0-048.00 & 082-15-0-222.00**
(ADDRESS) **Chicago, IL 60603**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MORRIS A. THURMAN, JR. AND CHARLES A. LEACH, TENANTS IN COMMON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WOODLAND PARTNERS LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1: (201 WOODLAND ST., NASHVILLE, TN 37213)

A TRACT OF LAND LYING IN THE 6TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE SOUTH BY WOODLAND STREET, ON THE EAST BY IRONPOWER PROPERTIES, ON THE WEST BY SOUTH SECOND STREET AND ON THE NORTH BY 200 MAIN PARTNERS, LLC. BEING ALL LOTS OF 105 THROUGH 113 ON THE MAP OF DR. JOHN SHELBY'S 3RD ADDITION, EDGEFIELD, AS OF RECORD IN PLAT BOOK 21, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, RIGHT-OF-WAY WIDTH VARIES, AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO IRONPOWER PROPERTIES AS OF RECORD IN INSTRUMENT NO. 20050407-0038550, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY OF SAID WOODLAND STREET, IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1652.66 FEET, A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 32 SECONDS, FOR AN ARC LENGTH OF 196.40 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 42 MINUTES 26 SECONDS WEST, 196.28 FEET; THENCE,

2. SOUTH 65 DEGREES 14 MINUTES 40 SECONDS WEST, 250.45 FEET TO A DRILL HOLE IN CONCRETE (FOUND) AT THE EASTERLY END OF THE NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF SAID WOODLAND STREET AND SOUTH SECOND STREET; THENCE,

3. WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 20.00-FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 42 SECONDS, FOR AN ARC LENGTH OF 31.42 FEET TO A P.K. NAIL (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 44 MINUTES 59 SECONDS WEST, 28.27 FEET; THENCE,

4. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, NORTH 24 DEGREES 44 MINUTES 59 SECONDS WEST, 120.32 FEET TO A P.K. NAIL (NEW) IN THE SOUTHERLY MARGIN OF ALLEY NO. 258; THENCE,

5. WITH THE SOUTHERLY MARGIN OF SAID ALLEY NO. 258 IN PART, NORTH 65 DEGREES 15

MINUTES 00 SECONDS EAST, 54.37 FEET TO A POINT IN THE FACE OF THE EXISTING BUILDING, BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO 200 MAIN PARTNERS, LLC, AS OF RECORD IN INSTRUMENT NO. 20150716-0069785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. WITH THE SOUTHERLY PROPERTY LINE OF SAID 200 MAIN PARTNERS, LLC, IN PART, NORTH 64 DEGREES 57 MINUTES 50 SECONDS EAST, 410.00 FEET TO AN IRON ROD (NEW) IN THE NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED IRONPOWER PROPERTIES PROPERTY; THENCE,

7. WITH THE WESTERLY PROPERTY LINE OF SAID IRONPOWER PROPERTIES, SOUTH 25 DEGREES 29 MINUTES 49 SECONDS EAST, 154.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 66,396 SQUARE FEET OR 1.52 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

BEING THE SAME PROPERTY CONVEYED TO IRONPOWER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED FROM SHOLAND PROPERTIES GROUP 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20080714-0071851 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 10, 2008 AND RECORDED ON JULY 14, 2008.

BEING A PART OF THE SAME PROPERTY CONVEYED TO MORRIS THURMAN, JR. AND CHARLES A. LEACH, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20150630-0063102 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2015 AND RECORDED ON JUNE 30, 2015.

TRACT 2: (110 INTERSTATE DR., NASHVILLE, TN 37213)
TRACT "A" (FEE SIMPLE)

LAND IN DAVISON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD, AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TOGETHER WITH A PERPETUAL EXCLUSIVE EASEMENT TO CONSTRUCT AND MAINTAIN A PARKING AND DRIVEWAY AREA, TOGETHER WITH ALL RIGHTS OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS THERETO, OVER AND UPON A PART OF LOT NO. 2 ON THE RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD, AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PART OF THE SAME PROPERTY CONVEYED TO IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS BY QUITCLAIM DEED FROM MORRIS THURMAN, JR. OF RECORD AS INSTRUMENT NO. 20041230-0154602 AND RE-RECORDED AS INSTRUMENT NO. 20050407-0038550, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 30, 2004 AND FIRST RECORDED DECEMBER 30, 2004.

BEING THE SAME PROPERTY CONVEYED TO MORRIS A. THURMAN, JR. AND CHARLES A. LEACH, AS TENANTS IN COMMON BY CORRECTED QUITCLAIM DEED FROM IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP AND MORRIS THURMAN, JR. AND CHARLES A. LEACH, AS TENANTS IN COMMON AS OF RECORD IN INSTRUMENT NO. 20160301-0019492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (AS TO TRACT 1 AND TRACT 2)

This conveyance is subject to:
• Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
Tract 1: Map/Parcel 082-15-0-048.00
Tract 2: Map/Parcel 082-15-0-222.00
• Subject to all matters shown on the Plan of record in Plat Book 21, Page 43, Register's Office for Davidson County, Tennessee. (Tracts 1 & 2)
• Easements retained in Metro Government Council Bill Nos. 65-559 and 72-104, Davidson County, Tennessee. (as to Tract 2)
• Subject to all matters shown on the Plan of record in Plat Book 8250, Page 23, Register's Office for Davidson County, Tennessee. (as to Tract 2)
• Restrictions of record in Book 3616, Page 355 and Book 3616, page 359, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (as to Tract 2)
• Lack of direct access to controlled access highway from a portion of Tract A, such right of access having been granted to the State of Tennessee by Deed from Ideal Laundry Corporation of record in Book 3164, page 631, and referenced in Deed Book 8399, page 656, Register's Office for Davidson County, Tennessee. (as to Tract 2)
• Declaration of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8789, Page 977, in the Register's Office for Davidson County, Tennessee. (as to Tract 2)

- Permanent Utility Pole and Anchor Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11652, Page 556, in the Register's Office for Davidson County, Tennessee. (as to Tract 2)
- Subject to Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the East Bank Redevelopment District as of record in Book 10169, Page 1, Register's Office for Davidson County, Tennessee. (as to Tracts 1 & 2)
- Subject to Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the East Bank Redevelopment District as of record in Book 10078, Page 364 and Book 11625, Page 241, Register's Office for Davidson County, Tennessee. (as to Tracts 1 & 2)
- All matters noted onALTA/ACSM Land Title Survey performed by James Terry & Associates on August 26, 2015 and labeled as Job No. 2015-291. (as to Tract 1; 201 Woodland St.)
- All matters noted onALTA/ACSM Land Title Survey performed by James Terry & Associates on August 21, 2015 and labeled as Job No. 2015-291. (as to Tract 2; 110 Interstate Dr.)
- Norice of Land Use Restrictions of record in Instrument Number 20160217-0014839, Register's Office for Davidson County, TN.

This is **improved** property known as: **201 Woodland St & 110 Interstate Dr., Nashville, Tennessee 37213**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 29th DAY OF FEBRUARY, 2016.

Morris A. Thurman, Jr.

Charles A. Leach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORRIS A. THURMAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. LEACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212