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This Instrument Prepared By:
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Barnes & Thornburg LLP
One North Wacker Drive
Chicago, IL 60606

Davidson County DEEDWARRSP
Recvd: 05/16/16 09:59 6 pgs
Fees:33.00 Taxes:25627.48
20160516-0048357

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Stewart Family Limited Partnership | Same | 161 00 0 033.00 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>301 N. Neil Street, Suite 400<br>Champaign, IL 61820 | (STREET ADDRESS)<br>Same | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, RICHLAND OAKS APARTMENTS LIMITED PARTNERSHIP, a Texas limited Partnership ("Grantor") has this day bargained and sold, and does hereby transfers and conveys unto the said STEWART FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership, ("Grantee"), their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

*SEE ATTACHED EXHIBIT A*

***STATE OF*** IL
***COUNTY OF*** Cook

*The actual consideration or value whichever is greater, for this transfer is* $ 6,926,345.00

*Affiant* _____

*Subscribed and sworn to before me this the* 10 *day of* MAY *20* 16

*Notary Public* _____

3-12-2019
*My commission expires:*

*(Affix Seal)*

OFFICIAL SEAL
BARBARA M. KIMBERLEY
Notary Public - State of Illinois
My Commission Expires 3/12/2019

*This is improved property, known as* 5555 Edmonson Pike, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town)

*Without limitation of any other provision hereof, said real estate is conveyed specifically subject to the matters described on Exhibit B attached hereto.*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*Grantor covenants and binds itself and its successors and assigns to warrant specially and defend forever the title to said real property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B) but no further or otherwise.*

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*[The remainder of this page has been intentionally left blank.*
*Signatures commence on next succeeding page]*

WITNESS our hand this 10th day of MAY, 2016, the undersigned Grantor having caused its name to be signed hereto by its duly authorized officer on said day and date.

**RICHLAND OAKS APARTMENTS LIMITED PARTNERSHIP, a Texas limited partnership**

By: BRB Properties, Inc., its General Partner

By: _____
Berle Blitstein, President

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**STATE OF** IL

**COUNTY OF** COOK

Before me, PATRICIA T. MOROZ, a Notary Public of the State and County aforesaid, personally appeared Berle Blitstein, 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 President of BRB Properties, Inc., which is General Partner of Richland Oaks Apartments Limited Partnership, a Texas limited partnership and the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership himself as President of the General Partner of the Partnership.

Witness my hand and official seal, at office in CHICAGO, ILLINOIS, this 10th day of MAY, 2016.

Patricia T. Moroz
Notary Public

My Commission Expires: 5-7-2018

OFFICIAL SEAL
PATRICIA T MOROZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/07/18

**EXHIBIT A**

**LEGAL DESCRIPTION**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF OH & E BUSINESS PARK, AS SHOWN ON PLAT OF RECORD IN BOOK 9700, PAGE 703, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHLAND OAKS APARTMENTS LIMITED PARTNERSHIP BY DEED FROM OH&E, LLC OF RECORD IN BOOK 11199, PAGE 347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

## EXHIBIT B

## PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 9700, Page 703, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Easements, Covenants, Conditions and Restrictions, by OH&E, LLC, of record in Book 11057, page 305, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from OH&E, LLC to Walgreen Co., of record in Book 10756, page 849; as amended by First Amendment to Memorandum of Lease of record in Book 11057, page 319; as further amended by Second Amendment to Memorandum of Lease of record in Book 11199, page 343, in the Register's Office of Davidson County, Tennessee.

5. Easements granted by Consent Judgment and Final Decree of record in Book 8919, page 233, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6530, page 758, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7196, page 818, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7136, page 774, Register's Office for Davidson County, Tennessee.

9. Easements as set forth in Warranty Deed of record in Book 7859, page 357, Register's Office for Davidson County, Tennessee.

10. Easements as set forth in Warranty Deed of record in Book 7859, page 389, Register's Office for Davidson County, Tennessee.

11. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

# True Copy Certification

I, Barbara Kimberley, 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.

Barbara Kimberley
Signature

State of ILLINOIS

County of COOK

Personally appeared before me, [Name of Notary] CLENNIE HERNANDEZ, a notary public for this county and state, Barbara Kimberley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/21/16
Notary' Seal (if on paper)

OFFICIAL SEAL
CLENNIE HERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES
April 21, 2016