WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $873,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-JG-15-100

THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans: T20160043869 DEEDWARR
Recvd: 05/25/16 09:24 3 pgs
Fees: 18.00 Taxes: 3232.69

20160525-0052356

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
GH Interstate LLC	**New Owner**	
(NAME)	(NAME)	**082-15-0-037.00**
6 East Monroe Street, Suite 300		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60603		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRONPOWER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GH INTERSTATE LLC, A ILLINOIS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A TRACT OF LAND IN THE SIXTH (6TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 142, 143, 144 ON THE MAP OF DR. SHELBY'S 3RD ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 21, PAGE 43, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING A PORTION OF ALLEY NO. 258, CLOSED, VACATED AND ABANDONED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BILL NO. 72-104, CITY CLERK'S OFFICE FOR SAID METROPOLITAN GOVERNMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE DRIVE, A 47.3-FOOT WIDE RIGHT-OF-WAY, AT THE NORTHEASTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF 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; SAID IRON ROD (FOUND) BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE WESTERLY RIGHT-OF -WAY LINE OF SAID INTERSTATE DRIVE, AND WITH THE NORTHERLY PROPERTY LINE OF SAID LOT NO. 1, IN PART, SOUTH 66 DEGREES 23 MINUTES 28 SECONDS WEST, 150.15 FEET TO AN IRON ROD (FOUND); THENCE,

2. LEAVING THE NORTHERLY LINE OF SAID LOT NO. 1 AND WITH THE EASTERLY PROPERTY LINE OF THE HUGHES FAMILY INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080512-0048972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 25 DEGREES 15 MINUTES 29 SECONDS WEST, 136.11 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET FRONTAGE ROAD; THENCE,

3. IN A EASTERLY DIRECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET FRONTAGE ROAD, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 654.00-FEET, A CENTRAL ANGLE OF 0 DEGREES 05 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 0.95 FEET TO A IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 30 MINUTES 02 SECONDS EAST, 0.95 FEET; THENCE,

4. CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 662.00-FEET, A CENTRAL ANGLE OF 07 DEGREES 27 MINUTES 57 SECONDS, FOR AN ARC LENGTH OF 86.26 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 86.20 FEET; THENCE,

5. CONTINUING IN A EASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF

125.20-FEET, A CENTRAL ANGLE OF 21 DEGREES 32 MINUTES 38 SECONDS , FOR AN ARC LENGTH OF 47.08 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 05 MINUTES 34 SECONDS EAST, 46.80 FEET; THENCE,

6. NORTH 64 DEGREES 19 MINUTES 34 SECONDS EAST, 1.30 FEET TO AN IRON ROD (NEW) AT THE WESTERLY END OF THE SOUTHWEST RETURN CURVE AT THE INTERSECTION OF SAID MAIN STREET FRONTAGE ROAD AND INTERSTATE DRIVE; THENCE,

7. WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 19.00-FEET, A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 40 SECONDS, FOR AN ARC LENGTH OF 29.89 FEET TO AN IRON ROD (OLD) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE DRIVE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 31 MINUTES 26 SECONDS EAST, 26.90 FEET; THENCE,

8. WITH THE WESTERLY RIGHT-OF-WAY OF INTERSTATE DRIVE, SOUTH 25 DEGREES 33 MINUTES 19 SECONDS EAST, 87.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,474 SQUARE FEET OR 0.401 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 A PART OF THE SAME PROPERTY CONVEYED TO IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP, ITS SUCCESSOR'S 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

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 43, Register's Office for Davidson County, Tennessee.
- Easements retained in Metro Government Council Bill No. 72-104, Davidson County, Tennessee.
- 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.
- All matters noted onALTA/ACSM Land Title Survey performed by James Terry & Associates on May 27, 2015 and labeled as Job No. 2015-185.
- Subject to 2016 County Property Taxes and all subsequent years.

This is **unimproved** property known as: **100 Interstate Drive , 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 23rd DAY OF MAY, 2016.

IronPower Properties, a Tennessee general partnership

BY:_____
Charles Leach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES LEACH, signing for IRONPOWER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a PARTNER of IRONPOWER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of May, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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