Prepared by:
Stephen Bell
Grady Bell LLP
53 West Jackson Boulevard, Suite 1250
Chicago, Illinois 60604

Davidson County DEEDWARRSP
Recvd: 08/05/16 14:28 6 pgs
Fees:33.00 Taxes:5535.20
20160805-0081583

SPECIAL WARRANTY DEED

Address of New Owners: Pearl Venture BE LLC, 1181 Crofton Avenue, Highland Park, Illinois 60035;
Send Tax Bills to: Bob Evans Farms, LLC, 8111 Smith's Mill Road, New Albany, Ohio 43054

Map No. 62
Parcel No. 116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BE PORTFOLIO, LLC**, a Delaware limited liability company, Grantor, has this day bargained and sold, and do hereby transfer and convey unto **PEARL VENTURE BE LLC**, an Illinois limited liability company, Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A attached hereto and incorporated herein by this reference and all rights, privileges, tenements, easements, licenses, hereditaments and appurtenances belonging or pertaining thereto and any mineral rights or interest pertaining thereto.

STATE OF OHIO
COUNTY OF FRANKLIN The actual consideration or value, whichever is greater, for this transfer is $1,496,000.00.

Affiant

Subscribed and sworn to before me this the 3rd day of Aug, 2016

SHERRY PHILLIPS
Notary Public, State of Ohio
My Commission Expires 02-23-2021

My commission expires:
(Affix Seal)

Notary Public

This is ( )unimproved (x)improved property known as 200 Rudy Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its successors 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: (i) zoning, building and land use laws, ordinances, rules and regulations; (ii) the lien of taxes and assessments not yet due and payable; (iii) those items set forth on Exhibit B, attached hereto and incorporated herein by this reference.

We further covenant and bind ourselves and our representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

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.

Witness our hand this 3rd day of August 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

(signature)

Name: Gerald J. Levin
(print)

(signature)

Name: Daniel J. Nyhan
(print)

BE PORTFOLIO, LLC,
a Delaware limited liability company

By: **MESIROW REALTY, SALE-LEASEBACK, INC.**, an Illinois corporation, its Manager

By: _____
Name: Douglas Barker
Its: Senior Managing Director

STATE OF ILLINOIS,
COUNTY OF COOK, SS.

The foregoing instrument was acknowledged before me the 26th day of July, 2016, by Douglas Barker, the Senior Managing Director of Mesirow Realty Sale-Leaseback, Inc., an Illinois corporation, the Manager of BE Portfolio, LLC, a Delaware limited liability company, on behalf of said corporation and limited liability company.

_____
Notary Public

OFFICIAL SEAL
CAROLINE CARRIERE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/12/17

After Recording, Return To:

Nathan Heinz
Fidelity National Title Insurance Company
4111 Executive Parkway, Suite 304
Westerville, Ohio 43081

EXHIBIT A
LEGAL DESCRIPTION
STORE 253 NASHVILLE TN

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 1 & 3 of Rudy's farm, which plan is of record in Plat Book 7900, Page 54, Register's Office for Davidson County, Tennessee, and which lot is located north of McGavock Pike, west of Music Valley Drive, and is more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Music Valley Drive, said monument being the southeast corner of Fiddler's Inn, Inc., of record in Book 6351, Page 342, R.O.D.C., and being the northeast corner of the herein described tract; said monument also being northerly 138.92 feet from a concrete monument at the northerly terminus of a curve return to the northerly margin of Rudy's Circle.

Thence, with said westerly margin S 10°12' 22" E, 135.64 feet to a point;

Thence, with a curve to the right 3.28 feet, said curve having a central angle of 0° 24' 31", a radius of 460.00 feet and a chord of S 9° 59' 53" E, 3.28 feet to a point;

Thence, leaving said westerly margin, with the northerly margin of Rudy's Circle, the following calls: With a curve to the right 50.21 feet, said curve having a central angle of 115° 04' 49", a radius of 25.00 feet and a chord of S 47° 44' 36" W, 42.19 feet to a point; N 74° 42' 56" W, 192.56 feet to a concrete monument;

With a curve to the left 196.70 feet, said curve having a central angle of 49° 00' 03", a radius of 230.00 feet and a chord of S 80° 47' 04" W, 190.76 feet to a concrete monument.

Thence, leaving said northerly margin, N 32° 38' 29" W, 68.60 feet to an iron pin:
Thence, N 15° 17' 04" E, 194.14 feet to an iron pin in the southerly line of said Fiddler's Inn, Inc.

Thence, with said southerly line, S 74° 42' 56" E, 379.93 feet to the point of beginning.

Containing 74,052 square feet or 1.70 acres, more or less, according to a survey dated January 30, 1991, prepared by Wendell H. Talley, Sr., RLS #785, of Barge, Waggoner, Sumner & Cannon, Inc., 162 Third Avenue, N., Nashville, Tennessee 37201.

The land is the same as described in that certain survey prepared by Civil & Environmental Consultants, Inc., dated April 7, 2016 as follows:

Situate in the First Civil District of Davidson County, Tennessee, being Lot 1 of the "Plan of Resubdivision of Lots 1 & 3 of Rudy's Farm", of record in Plat Book 7900, Page 54, in the Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and is more particularly described as:

Beginning at an iron pin, said iron pin being in the southerly margin of an unnamed road and the northeasterly corner of Lot 5 of aforementioned re-subdivision plat, said iron pin also being the northwesterly corner of the herein tract described; thence with the southerly margin of said road S 74 deg 42'55" E for a distance of 379.93 feet to a point in the westerly margin of Music Valley Drive; thence leaving the southerly margin of unnamed road and with the westerly margin of

Music Valley Drive S 10 deg 12'22" E for a distance of 135.64 feet to a point; thence along a

curve to the right having a radius of 460.00 feet, a chord which bears S 09 deg 59'53" E for a distance of 3.28 feet to a point; thence leaving the westerly margin of Music Valley Drive and with the northerly margin of Rudy Circle along a curve to the right having a radius of 25.00 feet, a chord which bears S 47 deg 44'36" W for a distance of 42.19 feet to an iron pin found (disturbed); thence continuing with the northerly margin of Rudy Circle N 74 deg 42'56" W for a distance of 192.56 feet to a point; thence along a curve to the left having a radius of 230.00 feet, a chord which bears S 80 deg 47'04" W for a distance of 190.76 feet to a point, said point being the southwesterly corner of the herein tract described and the southeasterly corner of the Laxmi Investments, LLC property, Deed Book 9820 page 597 R.O.D.C.T.; thence leaving the northerly margin of Rudy Circle and with the east line of said Laxmi Investments, LLC property N 32 deg 38'29" W for a distance of 68.60 feet to a point; thence N 15 deg 17'04" E for a distance of 194.14 feet to the point of beginning, containing in all 1.70 acres, more or less.

TOGETHER WITH an exclusive easement for employee parking created in Warranty Deed recorded in Deed Book 8033, page 332 to the following described area:

> Being a rectangular parcel of land in the First Civil District of Nashville, Davidson County. Tennessee, located in the northerly portion of Lot No.5 as shown on the Plan of the Resubdivision of Lots 1 & 3 of
>
> Rudy's Farm, of record in Plat Book 7900, Page 54, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a point, the northwestern corner of Lot No. 5 on said Plan, said point being in the southerly boundary of Grand Old Golf Subdivision of record in Book 6250, Page 760, R.O.D.C., and being N 74° 42' 56" W, 547.08 feet from the westerly margin of Music Valley Drive:
>
> Thence, leaving said corner and with the common subdivision boundaries to said Rudy's Farm and Grand Old Golf Subdivision, S 74° 42' 56" E, 167.15 feet to a point being 379.93 feet from the westerly margin of said Music Valley Drive:
>
> Thence, leaving said southerly boundary of Grand Old Golf Subdivision at right angles with a severance line S 15° 17' 04" W, 65.00 feet to a point:
>
> Thence, at right angles with a severance line 65.00 feet distant from and parallel to said Grand Old Golf Subdivision boundary, N 74° 42' 56" W, 167.15 feet to a point in the common line between Lot Nos. 2 and 5 of Rudy's Farm:
>
> Thence, at right angles with said common line N 15° 17' 04" E, 65.00 feet to the southerly boundary of Grand Old Golf Subdivision, the point of beginning.
>
> Containing 10,865 square feet or 0.25 acre, more or less.

TOGETHER WITH a non-exclusive easement for ingress and egress created in Access Easement Agreement recorded in Deed Book 8565, page 142.

Being the same property conveyed to BE Portfolio, LLC, a Delaware limited liability company by deed of record as Instrument No. 20160429-0041814 in the Register's/Recorder's Office of

Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, ANGELA RICE, do hereby make oath that I am a licensed attorney and/or the custodial 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.

ANGELA RICE

State of OHIO

County of FRANKLIN

Personally appeared before me, Sherry Phillips, a notary public for this county and state, Angela Rice, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SHERRY PHILLIPS
Notary Public, State of Ohio
My Commission Expires 02-23-2021

Notary Public

My Commission Expires:_____

Notary Seal