BILL GARRETT, Davidson County
Trans:T20170018944 DEEDWARRSP
Recvd: 03/06/17 09:47 4 pgs
Fees:23.00 Taxes:106242.54
20170306-0021664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 28,714,200.00 .

Affiant

Subscribed and sworn to before me, this the 28th day of FEBRUARY, 2017.

Notary Public
My commission expires:

THOMAS R. BRASHLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 05, 2018

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
c/o Monroe Investment Partners LLC 6 E. Monroe Street, Suite 300 Chicago, Illinois 60603	Same	Map 82-10 Parcel 5

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cherokee Marine Terminal, LLC ("GRANTOR"), a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto 520 COWAN LP, a Tennessee limited partnership ("GRANTEE"), its successors and assigns, certain land in Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 520 Cowan Street, Nashville, Tennessee 37207.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

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

WITNESS GRANTOR'S hand this 1st day of March, 2017.

CHEROKEE MARINE TERMINAL, LLC
By: Cherokee Equity Corporation,
a Tennessee corporation
Its: Sole Member

By: _____
Whitney D. Wilson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lissa W. Allen, a notary public of the state and county aforementioned, personally appeared Whitney D. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Cherokee Equity Corporation, the sole member of Cherokee Marine Terminal, LLC, the within-named bargainor, a limited liability company, and that he as such President of Cherokee Equity Corporation, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by personally signing the name of the bargainor by himself as President of Cherokee Equity Corporation.

WITNESS my hand and seal in Nashville, Tennessee, this the 1st day of March, 2017.

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Lissa W. Allen
Notary Public
My Commission Expires: _____

PROPERTY DESCRIPTION

520 Cowan Street, Nashville, Tennessee 37207

Being a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly side of Cowan Street and being known as being parts of Lots 7, 8 and 9 in the First Division of Shelby Estates in East Nashville, of record in Plat Book 1, page 10, Chancery Court at Nashville, and more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated July 27, 1983, and revised August 2, 1983, as follows:

BEGINNING at an iron pin located in the westerly margin of Cowan Street; said iron pin being the southeast corner of the herein described tract;

Thence, leaving said westerly margin of Cowan Street N 82° 59' W 799.30 feet to a point; thence, S 06° 15' W 570.00 feet to a point; thence N 82° 59' W 343.65 feet to a point, said point being on the easterly side of the Cumberland River; thence, with a witness line along the easterly bank of the Cumberland River N 26° 47' W 289.46 feet to a point; thence, continuing with said witness line N 02° 18' W 316.90 feet to a point; thence, continuing with said witness line N 07° 18' W 493.77 feet to a point; thence, continuing with said witness line N 07° 10' E 152.33 feet to a point; thence, leaving said witness line to the Cumberland River S 83° 02' E 1,107.47 feet to a point; thence, N 06° 02' E 14.28 feet to a point; thence, S 83° 02' E 328.41 feet to a point in the westerly margin of Cowan Street; thence, with the westerly margin of Cowan Street with a curve to the right, southerly a distance of 85.58 feet; said curve having a central angle of 10° 26' and a radius of 470.00 feet; thence, continuing with said westerly margin S 03° 04' W 230.66 feet to a point; thence, continuing with said westerly margin S 66° 15' W 315.15 feet to the point of beginning, and containing 27.82 acres, more or less.

Being the same property conveyed to Cherokee Marine Terminal, LLC by Quitclaim Deed of record in Instrument No. 20000414-0037823, Register's Office for Davidson County, Tennessee.

Included in the above legal description but expressly excluded from this conveyance is that property described in a conveyance of record in Book 9678, page 233, said Register's Office.

EXCEPTIONS TO TITLE

520 Cowan Street, Nashville, Tennessee 37207

The Property is conveyed subject to the following matters:

1. Taxes for the year 2017, a lien not yet due and payable.
2. Water (Riparian Rights) –
   a. The rights of upper and lower riparian owners to the free and unobstructed flow of the water without diminution or pollution and the consequence of any past or future change in the location of the Cumberland River;
   b. Riparian rights incident to premises;
   c. Rights of upper and lower riparian owners in and to the waters of the Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;
   d. Any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.
3. Warranty Deed of Flowage Easement of record in Book 2204, Page 401, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 2297, Page 139, Register's Office for Davidson County, Tennessee.
5. 25-foot easement for a road and pipeline of record in Book 4284, Page 20, as corrected in Book 4293, Page 73, Register's Office for Davidson County, Tennessee.
6. 30-foot permanent easement of record in Book 5679, Page 564, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20070125-0010531, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20070130-0011996 and in Instrument No. 20070402-0038958, Register's Office for Davidson County, Tennessee.
9. Easement for 30' interceptor sewer #53-30-1, Department of Public Works for Metropolitan Government of Nashville and Davidson County, as set forth in instrument of record in Book 6126, Page 417, Register's Office for Davidson County, Tennessee.
10. Easement for railroad spur track serving the property or adjoining property as set forth in Deed of Trust of record in Instrument No. 20010108-0002532, Register's Office for Davidson County, Tennessee.
11. Subject to all matters shown on the ALTA/NSPS Land Title Survey of the Property dated February 27, 2017, prepared by Barge, Waggoner, Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, TN 37201, and identified as File No. 3642500.