SPECIAL WARRANTY DEED	STATE OF ILLINOIS COUNTY OF ~~COOK~~ LAKE THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $8,850,000.00 Affiant: William M. Bennett (Buyer) SWORN TO AND SUBSCRIBED BEFORE ME, THIS 14th DAY OF AUGUST, 2017. _____, Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL) "OFFICIAL SEAL" MICHAEL CARON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/16/2017

THIS INSTRUMENT WAS PREPARED BY & RETURN TO

Ernest B. Williams IV, PLLC (ebw)
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
501 Union Level Office, LLC 73 W. Monroe, Suite 211 Chicago, IL 60603	Same as Owner	093-06-1A-001.00 CO; 093-06-1A-002.00 CO 093-06-1A-003.00 CO; 093-06-1A-004.00 CO 093-06-1A-005.00 CO; 093-06-1A-007.00 CO 093-06-1A-008.00 CO; 093-06-1A-009.00 CO 093-06-1A-010.00 CO; 093-06-1A-011.00 CO 093-06-1A-012.00 CO; 093-06-1A-013.00 CO 093-06-1A-014.00 CO; 093-06-1A-015.00 CO 093-06-1A-016.00 CO; 093-06-1A-020.00 CO 093-06-1A-021.00 CO; 093-06-1A-022.00 CO 093-06-1A-023.00 CO; 093-06-1A-024.00 CO 093-06-1A-025.00 CO; 093-06-1A-026.00 CO 093-06-1A-027.00 CO; 093-06-1A-028.00 CO 093-06-1A-029.00 CO; 093-06-1A-030.00 CO 093-06-1A-031.00 CO; 093-06-1A-032.00 CO 093-06-1A-033.00 CO

BILL GARRETT, Davidson County
Trans:T20170071043 DEEDWARRSP
Recvd: 08/16/17 11:08 10 pgs
Fees:53.00 Taxes:32745.00
20170816-0084079

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, made this 14th day of August, 2017, by and between **THE ASSOCIATION OF UNIT OWNERS OF THE FIVE HUNDRED AND ONE UNION BUILDING, A CONDOMINIUM ASSOCIATION, INC.**, a Tennessee nonprofit corporation (herein called "Grantor"), and **501 UNION LEVEL OFFICE, LLC**, a Tennessee limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

Grantor hereby specially warrants and will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not further or otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:

THE ASSOCIATION OF UNIT OWNERS OF THE FIVE HUNDRED AND ONE UNION BUILDING, A CONDOMINIUM ASSOCIATION, INC., a Tennessee nonprofit corporation

By: _____
Name: Angela M Evans
Title: president

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

BEFORE THE UNDERSIGNED, a Notary Public of the State and County aforementioned, personally appeared Angela M. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the President of **The Association of Unit Owners of The Five Hundred and One Union Building, a Condominium Association, Inc.**, a Tennessee nonprofit corporation, and that the foregoing instrument was signed and sealed on behalf of the corporation, by authority of its Board of Directors and acknowledged the instrument to be the free act and deed of the corporation.

WITNESS my hand and seal, this 14th day of August, 2017.

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

_____
Notary Public

My Commission Expires: 03-03-2020

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License ✓ Other: _____

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 501 Union Street, Nashville, Tennessee 37219

Map/Parcel:

093-06-1A-001.00 CO; 093-06-1A-002.00 CO; 093-06-1A-003.00 CO; 093-06-1A-004.00 CO; 093-06-1A-005.00 CO; 093-06-1A-007.00 CO; 093-06-1A-008.00 CO; 093-06-1A-009.00 CO 093-06-1A-010.00 CO; 093-06-1A-011.00 CO; 093-06-1A-012.00 CO; 093-06-1A-013.00 CO 093-06-1A-014.00 CO; 093-06-1A-015.00 CO; 093-06-1A-016.00 CO; 093-06-1A-020.00 CO 093-06-1A-021.00 CO; 093-06-1A-022.00 CO; 093-06-1A-023.00 CO; 093-06-1A-024.00 CO 093-06-1A-025.00 CO; 093-06-1A-026.00 CO; 093-06-1A-027.00 CO; 093-06-1A-028.00 CO 093-06-1A-029.00 CO; 093-06-1A-030.00 CO; 093-06-1A-031.00 CO; 093-06-1A-032.00 CO 093-06-1A-033.00 CO

Description:

TRACT I

Land in Davidson County, Tennessee, being Units Nos. LA, LB and LC on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to THE ASSOCIATION OF OWNERS OF THE FIVE HUNDRED AND ONE UNION BUILDING by Deed in Lieu of Foreclosure from GECKO VENTURES, LLC of record in Instrument No. 20160405-0032741, dated April 1, 2016 said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Unit No. LD on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being part of the same property conveyed to TOP FLOOR ASSOCIATES, L.L.P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP by deed from SUNTRUST BANK, NASHVILLE, N.A., of record in Book 10733, Page 785, dated December 22, 1997, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being Units Nos. 7A, 7B, 7C, 7D, 7E and 7F on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the

appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to TOP FLOOR ASSOCIATES, LLP by deed from W. WAYNE LEROY ET UX, CAROLYN LEROY of record in Book 11469, Page 958, dated April 30, 1999, said Register's office.

TRACT 4

Land in Davidson County, Tennessee, being Units Nos. 1A, 1B, 1C, 1D, and 1E on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to WOLFGANG SAUERMANN by deed from REGIONS BANK OF TENNESSEE of record in Book 10097, Page 324, dated June 19, 1993, said Register's Office.

TRACT 5

Land in Davidson County, Tennessee, being Units Nos. 6A, 6B, 6C, 6D, 6E and 6F on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to GREATER NASHVILLE REGIONAL COUNCIL by deed from THIRD NATIONAL BANK IN NASHVILLE of record in Book 9682, Page 368, dated May 26, 1995, said Register's Office.

TRACT 6

Land in Davidson County, Tennessee, being Unit No. 2F on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to GREATER NASHVILLE REGIONAL COUNCIL by deed from JCH PROPERTIES, INC. of record in Book 10965, Page 42, dated June 2, 1998, said Register's Office.

TRACT 7

Land in Davidson County, Tennessee, being Units Nos. 2A, 2B and 2C on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union

Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to GREATER NASHVILLE REGIONAL COUNCIL by deed from JCH PROPERTIES, INC. of record in Instrument No. 20050404-0036326, dated March 31, 2005, said Register's Office.

TRACT 8

Land in Davidson County, Tennessee, being Units Nos. 2D and 2E on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to ANGELA M. EVANS by deed from JCH PROPERTIES, INC., A TENNESSEE CORPORATION of record in Instrument No. 20070103-0000833, re-recorded in Instrument No. 20070119-0007718, dated December 27, 2006, said Register's Office.

TRACT 9

Land in Davidson County, Tennessee, being Units Nos. 3A and 3C on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to TENNESSEE ORGANIZATION OF SCHOOL SUPERINTENDENTS, A TENNESSEE NOT-FOR-PROFIT CORPORATION by deed from LARRY W. POWELL of record in Book 11655, Page 727, dated September 8, 1999, said Register's Office.

TRACT 10

Land in Davidson County, Tennessee, being Units Nos. 3D and 3E on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to WESTCHESTER PARTNERS by deed from LARRY W. POWELL AND WIFE, KRISTINE L. POWELL of record in Instrument No. 20001204-0119046, dated November 30, 2000, said Register's Office.

TRACT 11

Land in Davidson County, Tennessee, being Units Nos. 4A, 4B, 4C, 4D, 4E and 4F on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the

appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to STANLEY ALLEN DAVIS by deed from LARRY W. POWELL of record in Instrument No. 20050510-0052776, dated May 9, 2005, said Register's Office.

TRACT 12

Land in Davidson County, Tennessee, being Units Nos. 5B, 5D, 5E and 5F on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being part of the same property conveyed to RICHARD J. BRAUN by deed from SUNTRUST BANK, NASHVILLE, N.A., FORMERLY KNOWN AS THIRD NATIONAL BANK IN NASHVILLE of record in Book 10205, Page 354, dated January 18, 2013, said Register's Office.

TRACT 13

Land in Davidson County, Tennessee, being Units Nos. 5A and 5C on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to AUDREY L. ANDERSON by deed from RICHARD J. BRAUN of record in Instrument No. 20130206-0012404, dated January 18, 2013, said Register's Office.

TRACT 14

Land in Davidson County, Tennessee, being Unit No. 3B on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to DAVID C. DOWNARD by deed from MYRA VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20070914-0110529, dated September 14, 2007, said Register's Office.

TRACT 15

Land in Davidson County, Tennessee, being Unit No. 3F on the Plan of Five Hundred and One Union Building Condominium Offices of record in Book 4460, Page 181, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Unit Owners of The Five Hundred and One Union Building, a

horizontal property regime established by Master Deed of record in Book 4702, Page 670, amended and restated in Instrument No. 20161109-0118838, said Register's Office.

Being the same property conveyed to AUBREY T. GIVENS by deed from CALVIN MYRA, UNMARRIED AND MYRA VENTURES, LLC of record in Instrument No. 20070205-0014589, dated January 31, 2007, said Register's Office.

TRACTS 1 - 15 TOGETHER WITH ANY COMMON AREAS ALSO BEING DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 88 on the Plan of the Original Town of Nashville, not of record, described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated October 30, 1972, as follows:

Beginning at a brass cap set in the sidewalk at the intersection of the southerly margin of Union Street and westerly margin of 5th Avenue North; thence South 36° 53' East, 64.33 feet along the westerly margin of 5th Avenue North to a spike; thence South 53° 00' West, 171.8 feet with the northerly line of the S. H. Kress property to a cross in the easterly margin of Alley No. 74; thence North 36° 53' West, 63.35 feet along the northerly margin of Alley No. 74 to a spike in the southerly margin of Union Street; thence North 52° 41' East, 171.8 feet along the southerly margin of Union Street to the point of beginning, containing 10,968 more or less square feet or 0.25 more or less acres.

EXHIBIT B
(EXCEPTIONS)

1. Rights of current Unit Owners with no right to purchase the Property including: (a) parties remaining for 14 days following Closing; (b) parties executing short term leases; and (c) parties under long term leases all as set forth in the Rent Roll attached (to the pro forma) as Exhibit B-1.

2. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 093-06-1A-001.00 CO, 093-06-1A-002.00 CO, 093-06-1A-003.00 CO, 093-06-1A-004.00 CO, 093-06-1A-005.00 CO, 093-06-1A-007.00 CO, 093-06-1A-008.00 CO, 093-06-1A-009.00 CO, 093-06-1A-010.00 CO, 093-06-1A-011.00 CO, 093-06-1A-012.00 CO, 093-06-1A-013.00 CO, 093-06-1A-014.00 CO, 093-06-1A-015.00 CO, 093-06-1A-016.00 CO, 093-06-1A-020.00 CO, 093-06-1A-021.00 CO, 093-06-1A-022.00 CO, 093-06-1A-023.00 CO, 093-06-1A-024.00 CO, 093-06-1A-025.00 CO, 093-06-1A-026.00 CO, 093-06-1A-027.00 CO, 093-06-1A-028.00 CO, 093-06-1A-029.00 CO, 093-06-1A-030.00 CO, 093-06-1A-031.00 CO, 093-06-1A-032.00 CO and 093-06-1A-033.00 CO.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

RENT ROLL AND TENANT LEASES

501 UNION STREET BUILDING
EXISTING RETAIL LEASE SUMMARY
5/25/2017

UNIT	TENANT	SF	TENANT BEGIN DATE	CURRENT LEASE	LEASE END	ANNUAL RENT	RENT PER FT	ELECTRIC BY TENANT	CAM BY TENANT	MAINT. & REPAIRS	OPTION TO RENEW	OPTION RENT
100	Fresco SW Grill	3,441	1997	3 Years	12/31/17	$ 54,000	15.69	$500/month	0	Tenant	2 Years	TBN
101	Escape Experience	1182	2015	3 Years	10/31/18	$ 23,600	20	$125/month	0	Tenant	2 Years	TBN
102	Raes	1533	1995	2 Years	9/15/17	$ 22,200	14.5	$350/Month	0	Tenant	2 Years	TBN
L-C	Escape Experience	1630	2016	Month to Month	10/31/18	$ 11,400	7	0	0	Tenant	0	TBN

NOTES:

1. Terms and rents for all renewal options under existing leases to be negotiated between Landlord and Tenant ("TBN")
2. All existing leases are personally guaranteed by principal business owners.
3. The 501 Union Building consists of 33 condominium parcels and other than those leases noted herein the parcels are owner occupied or vacant.