BILL GARRETT, Davidson County
Trans:T20170076051 DEEDWARRSP
Recvd: 08/30/17 16:08 6 pgs
Fees:33.00 Taxes:22940.00
20170830-0089393

SPECIAL WARRANTY DEED

TO: HDS Distilling Co., LLC,
a Delaware limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Kem G. Hinton and Seab A. Tuck, III,
as Tenants in Common

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
HDS Distilling Co., LLC c/o MAB Capital Management, LLC 113-119 W. Hubbard St., 5th Floor Chicago, IL 60654	Same	093-10-0-374.00 093-14-0-465.00 093-14-0-588.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,200,000.00.

Affiant

Sworn to and subscribed before me, this 30 day of August, 2017.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kem G. Hinton as a 50% Tenant in Common and Seab A. Tuck, III, as a 50% Tenant in Common** (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **HDS Distilling Co., LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 610 – 614 5th Avenue South, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 29 day of August, 2017.

SELLER:

Kem G. Hinton, as a 50% Tenant in Common

Seab A. Tuck, III, as a 50% Tenant in Common

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public of said County and State, personally appeared Kem G. Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee this 29 day of August, 2017.

Traci Sellers
Notary Public

My Commission Expires: _____

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public of said County and State, personally appeared Seab A. Tuck, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee this 29 day of August, 2017.

Traci Sellers
Notary Public

My Commission Expires: TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Being three (3) tracts of land in Davidson County, Tennessee and being bounded on the South by the North right-of-way of Elm Street, on the West by the East right-of-way line of Fifth Ave. South, on the North by the property of Robert C. Grooms, Jr. as of record in the Deed Book 6373, page 48, of the Register's Office for said county, and on the East by the West right-of-way line of Alley Number 146, and being more particularly described as follows:

TRACT 1:

Beginning at a P.K. nail at the intersection of the North right-of-way of Elm Street and the East right-of-way line of Fifth Ave. South;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 71.00 feet to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 71.00 feet, to an iron rod on the North right-of-way line of Elm Street;

Thence with the North right-of-way line of Elm Street South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 12,496 square feet (0.287 acres more or less).

TRACT 2:

Parcel 1:

Beginning at a point on the East right-of-way line of Fifth Ave. South at a common corner with Tract One;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 40.00 feet to a point at a common corner with Parcel Two Tract Two;

Thence with Parcel Two Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 40.00 feet, to a point at a common corner with Tract One;

Thence with Tract One South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 7,040 square feet (0.162 acres more or less).

Parcel 2:

Beginning at a point on the East right-of-way line of Fifth Ave. South at a common corner with Parcel One Tract Two;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 80.00 feet to an on rod at a common corner with Grooms;

Thence with Grooms North 59 deg. 31 min. 40 sec. East, 176.00 feet to an rod on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 80.00 feet, to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 14,080 square feet (0.323 acres more or less).

The foregoing descriptions are set forth in a survey of this property prepared by R. Scot Cherry, TN.R.L.S. #1512, of Cherry Land Surveying of Nashville, Tennessee 37204, dated December 15, 1994.

Being the same property conveyed to Kem Hinton and Seab Tuck as Tenants in Common, by quitclaim deed of record as Instrument No. 20170809-0081475, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017 and future taxes, a lien, not yet due and payable.

2. Tennessee Conservation Easement of record in Book 6206, page 55 as amended and restated in Book 9542, page 773, said Register's Office.