Bill Garrett Davidson County
Batch# 3776 DEEDWARRSP
09/22/2017 11:13:10 AM 4 pgs
Fees: $23.00 Taxes: $19,240.00
20170922-0097455

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
NSO 4th, LLC 113-119 W. Hubbard Avenue, 5th Floor Chicago, IL 60654 Attn: Marc Bushala	Same	09310037600; 09310038000

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ISLAND BOUND INVESTMENTS LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys to **NSO 4th, LLC**, an Illinois limited liability company, its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property").

This is improved property located at 625 4th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

The Property is conveyed subject to taxes for the year 2017, a lien, not yet due and payable.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to the Property against the lawful claims of all persons claiming through or under Grantor, but not further or otherwise.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 20 day of September, 2017.

GRANTOR:

Island Bound Investments LLC, a Tennessee limited liability company

By: _____
Name: Russell Roberts
Title: Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Russell Roberts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Island Bound Investments LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 20 day of September 2017.

_____
Notary Public

My Commission Expires: 3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ILLINOIS)

COUNTY OF COOK)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,200,000

Affiant

Sworn to and subscribed before me this 18 day of Sept., 2017

Notary Public

My Commission Expires:

OCT. 21. 2018

OFFICIAL SEAL
ARTHUR G. HOLLIS III
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES OCT. 21, 2018

EXHIBIT A

TRACT 1:

Being a tract of land in Davidson County, Tennessee, more particularly described according to a survey prepared by Cherry Land Surveying, dated February 2, 2010, Job No. 10024, as follows:

Beginning at a chiseled X on concrete at the intersection of the northerly right of way line of Elm Street, 50 feet in width, and the easterly right of way line of Alley No. 146, 16 feet in width;

Thence leaving the northerly right of way line of Elm Street with the easterly right of way line of Alley No. 146, North 27 deg. 23' 57" West, 102.59 feet to a PK Nail at a corner common with Island Bound Investments, LLC, of record in Deed Instrument 200507270087927, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right of way line of Alley No. 146 with the southerly property line of said Island Bound Investments, LLC, North 62 deg. 42' 11" East, 61.03 feet to an existing iron rod;

Thence South 27 deg. 23' 57" East, 102.59 feet to an existing PK Nail in top of wall on the northerly right of way of Elm Street;

Thence with the northerly right of way line of Elm Street, South 62 deg. 42' 11" West, 61.03 feet to the point of beginning, containing 6,261 square feet (0.14) acres more or less).

TRACT 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of Elm Street, 50 feet in width, and the westerly right-of-way line of Fourth Avenue South, 49.5 feet in width, said "X" in concrete also being located at Northing: 663,394.56; Easting: 1,740,496.17; on the State Plane Coordinate System NAD- 83 (1990);

Thence leaving the westerly right-of-way line of Fourth Avenue South, with the northerly right-of-way of Elm Street, South 62 deg 42 min 11 sec West, 103.75 feet to a point on top of a wall, at a corner common with the property of Phyllis T. Pennington, as of record in Deed Book 8533, Page 845, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Elm Street, with the easterly property line of Phyllis T. Pennington, North 27 deg 23 min 57 sec West, 102.59 feet to an iron rod set;

Thence with the northerly property line of Phyllis T. Pennington; South 62 deg 42 min 11 sec West, 61.03 feet to a pk nail set in the easterly right-of-way line of Alley Number 146, 16 feet in width;

Thence with the easterly right-of-way line of Alley Number 146 North 27 deg 23 min 57 sec West, 100.08 feet to an existing pk nail, at a corner common with the property of Fourth Avenue Partners, as of record in instrument Number 20010221-0016408, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 146, with the southerly property line of Fourth Avenue Partners, North 62 deg 45 min 47 sec East, 164.91 feet to an existing iron rod in the westerly right-of-way line of said Fourth Avenue South;

Thence with the westerly right-of-way line of Fourth Avenue South, South 27 deg 21 min 43 sec East, 202.50 feet to the POINT OF BEGINNING. Containing 27,135 square feet or 0.623 acres more or less.

Being the same property conveyed to Grantor by deed from Chace Holdings, LLC, of record as Instrument No. 20050727-0087927 and Instrument No. 20100219-0012750, Register's Office for Davidson County, Tennessee.