This instrument was prepared by:

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Bill Garrett Davidson County
Batch# 6160 DEEDWARRSP
09/29/2017 03:59:30 PM 5 pgs
Fees: $28.00 Taxes: $19,378.75
20170929-0100113

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
5215 Old Orchard Road, Suite 880 Skokie, IL 60077	Same	~~060-00-0-96~~ 060000009600

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, MUSIC CITY BUILDING VENTURE LLC, an Illinois limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto NRF IX – NASHVILLE, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Legal Description on Exhibit "A" attached hereto and made a part hereof (the "Property").

This is improved property commonly known as 575 Brick Church Park Drive, Nashville, Tennessee.

STATE OF ILLINOIS }
COUNTY OF Cook }

The actual consideration or value, whichever is greater, for this transfer is $5,237,500.00.

X _____
Affiant

Subscribed and sworn to before me this the 20th day of September, 2017.

_____
Notary Public

My Commission Expires:_____

"OFFICIAL SEAL"
JOSEPH W. KUHNEN
Notary Public, State of Illinois
My Commission Expires 04/26/19

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor has a good right to convey the Property, and the same is unencumbered by Grantor except as set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against all persons lawfully claiming by, through or under Grantor, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this _____ day of September, 2017.

MUSIC CITY BUILDING VENTURE LLC,
an Illinois limited liability company

By: Edens Corporate Center, LLC,
an Illinois limited liability company,
Its Sole Member

By: Pime Corp., an Illinois corporation
Is Manager

By: _____
Leslie I. Pime, President

STATE OF ILLINOIS }
COUNTY OF Cook }

Before me, Joseph W. Kuhnen of the state and county mentioned, personally appeared LESLIE I. PIME, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Pime Corp., the within named bargainor, a corporation, and that such president or officer as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager.

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

_____
Notary Public

My Commission Expires: _____

"OFFICIAL SEAL"
JOSEPH W. KUHNEN
Notary Public, State of Illinois
My Commission Expires 04/26/19

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 12, on the Re-Subdivision of Lot 12, Brick Church Business Park, Phase Two, plat of which is recorded in Book 8250, page 234, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Music City Building Venture LLC, an Illinois limited liability company by deed of record in Instrument No. 200610130127330 Register's Office for Davidson County, Tennessee.

APN: 06000009600

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Rights or claims of Fiserv Solutions, LLC, as a tenant only, without any right or option to purchase, pursuant to an unrecorded lease.

2. Taxes for the year 2017, a lien not yet due and payable.

3. The following matters shown on Plan of record in Plat Book 8250, Page 234, Register's Office for Davidson County, Tennessee:

   (a) Notes

   (b) N.E.S. Anchor Easements

   (c) 4 in. gas, 8 in. sewer and 8 in. water lines

4. Covenants, conditions, restrictions and easements as set forth in Restrictive Covenants of record in Book 9338, page 19, Register's Office for Davidson County, Tennessee but omitting any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. All matters shown on the Survey prepared by Robert M. Searson TN RLS #1666 of S & ME, Inc. dated 8-7-2017and bearing Project Number 554717054.

True Copy Certification

I, Ronald K. Szopa, do hereby make oath that I am a licensed attorney and/or the custodian 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.

Signature

State of Illinois

County of Cook

Personally appeared before me, KATHY M. McCOY a notary public for this county and state, Ronald K. Szopa who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-3-2018
Notary' Seal (if on paper)

OFFICIAL SEAL
KATHY M MCCOY
Notary Public - State of Illinois
My Commission Expires Apr 3, 2018