THIS INSTRUMENT PREPARED BY:

Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 23329 DEEDWARRSP
11/07/2017 02:48:30 PM 7 pgs
Fees: $38.00 Taxes: $50,690.00
20171107-0114723

Upon recording should be returned to:

Drane & Freyer Limited
200 West Madison Street, Suite 2800
Chicago, IL 60606
Attn: Wendy Freyer

SPECIAL WARRANTY DEED

Address of New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map / Parcel Numbers:
c/o Pearlmark 200 West Madison Street, #2800 Chicago, IL 60606 Attn: Owner Rep	PEP MUSIC SQUARE, L.L.C. 200 West Madison St, #2800 Chicago, IL 60606 Attn: Owner Rep	PIN: 092-16-0-373.00 and 092-16-0-0361.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2207 CRESTMOOR ROAD PARTNERS, a Tennessee general partnership** ("**Grantor**"), has bargained and sold, and hereby transfers and conveys, to **PEP MUSIC SQUARE, L.L.C.**, a Delaware limited liability company and its successors and assigns ("**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto, together with all rights, easements and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property (the "**Property**").

Said Property is conveyed subject to those matters more particularly described on **Exhibit B** attached hereto and incorporated herein by reference.

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

This is improved property known as **49 Music Square West and 900 18th Avenue S., Nashville, Tennessee**.

Grantor does hereby covenant and bind itself, that Grantee is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except for the matters set forth on **Exhibit B**. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

Executed as of the 6th day of November, 2017.

2207 CRESTMOOR ROAD PARTNERS, a Tennessee general partnership

By: G. N. Spiva
Name: G N SPIVA
Title: General Partner

THE STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

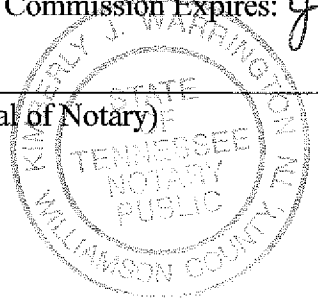
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, George N. Spiva, a general partner of 2207 CRESTMOOR ROAD PARTNERS, a Tennessee general partnership, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executes this instrument as his free act and deed and as the free act and deed of such general partnership.

Subscribed and sworn to before me this 2 day of November, 2017.

Kimberly J Warrington
Notary Public in and for the State of Tennessee

My Commission Expires: June 22, 2020

(Seal of Notary)



THE STATE OF Illinois) SS
)
COUNTY OF Cook) SS

I, Timothy E. McChesney Managing Director, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,700,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Timothy E McChesney
, Affiant

Subscribed and sworn to before me this 10 day of November, 2017.

Notary Public in and for the State of Illinois

My Commission Expires:

3/3/2021
(Seal of Notary)

OFFICIAL SEAL
LORRAINE HEART
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/03/2021

824667.3 11435-012

EXHIBIT A

SPECIAL WARRANTY DEED

Legal Description
For the Property Commonly Known as

Address: 49 Music Square West and 900 18th Avenue S., Nashville, Tennessee
PIN: 092-16-0-373.00 and 092-16-0-0361.00

TRACT 1

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 91; and all of Lots 92-and 93-as shown on O.B. Hayes-First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1;- Page 69 'and also including a section of the former ROW. of Music Square West which was abandoned by Metropolitan Government Council Ordinance Number 77-577 and all described together as one tract by a survey prepared by Barry Greer and Associates, dated November 25, 1986 as follows:

Beginning at a chiseled cross set in a concrete sidewalk, said cross marking the intersection of the South R.O.W. of South Street-with the East R.O.W. of Metropolitan Government alley Number 442-and being the Northwest Corner of said Lot 91-,and proceeding as follows:

With said R.O.W. of South Street, said R.O.W. being the North boundary of the remnant of Lot 91 South 84° 59' 47" East, a distance of 148.45' to the beginning of a curve in the back of the sidewalk;

Thence, with a non-tangent curve to the right having a radius of 15.15' an arc distance of 14.65' to the end of said curve in said sidewalk (said curve having a chord bearing South 21° 25' 8" East fora distance of 14.09');

Thence, with the R.O.W. of Music Square West as presently marked by the back of a concrete sidewalk, South 6° 16' 56" West, a distance of 137.39' to a point;

Thence, leaving said R.O.W. North 84° 59 47" West, passing a concrete monument marking the original Southeast corner of Lot 93 at 5.00 and continuing along the South boundary of Lot 93, a total distance of 156.00' To a railroad spike set in the East R.O.W. of said alley;

Thence with said R.O.W. of said alley, North 6° 16' 56" East, a distance of 50.00' to a point; Thence, South 84° 59' 47" East a distance of 1.00' to a point;

Thence continuing along said Alley R.O.W. the same being the West boundary of Lots 91 and 92, North 6° 16' 56" East, a distance of 100.00' to the beginning and containing 23,271 square feet, more or less.

TRACT 2

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Lots 107, 108, 109, 110, 111 and 112 as shown on O.B. Hayes First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1, Page 69 and more particularly described according to a survey by Barry Greer and Associates dated November 25, 1986 as follows:

Beginning at a "P-K" nail set at the intersection of the South R.O.W. of South Street with the East R.O.W. of 18th Avenue South, being the Northwest corner of said Lot 112, and proceeding as follows:

With said R.O.W. of South Street, the same being the North boundary of said Lot 112, South 84° 59' 41" East, a distance of 151.00' to a "P-K" nail set at the intersection of said R.O.W. of South Street with the West R.O.W. of Metropolitan Government Alley Number 442;

Thence, with said R.O.W. of said alley, South 6° 29' 36" West, a distance of 50.00' to a point; Thence, continuing with said alley, North 84° 59' 47" West, a distance of 1.00' to a point, being the Northeast corner of said Lot 111;

Thence, continuing with said alley, and along the East boundary of said Lots 111, 110, 109, 108, and 107, South 6° 29' 36" West, a distance of 250.00' to a "P-K" nail, being the Southeast corner of said Lot 107;

Thence, with the South boundary of Lot 107, North 84° 59' 47" West, a distance of 150.00' to a metal fence post set in said R.O.W. of 18th Avenue South;

Thence, with said R.O.W. of 18th Avenue South, North 6° 29' 36" East, a distance of 300.00' to the beginning and containing 45,034 square feet, more or less.

Being the same property conveyed to 2207 Crestmoor Road Partners by deed of record at Instrument No. 20160721-0075279, Register's Office for Davidson County, Tennessee.

EXHIBIT B

SPECIAL WARRANTY DEED

Permitted Exceptions

1. General real estate taxes for the year 2018 and subsequent years for Map Parcels 092-16-0-373.00 and 092-16-0-0361.00

2. Easement granted to Metropolitan Government of Nashville for Line Easement of record in Book 5599, page 670, said Register's Office of Davidson County, TN.

3. Exception to Easement Project 93-SX--56 of record in Book 9025, page 696, said Register's Office of Davidson County, TN.

TRUE COPY CERTIFICATION

I, Angie Koetters, 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.

Angie Koetters
Signature

State of Illinois:

County of Will:

Personally appeared before me, Heather Peterson, a notary public for this county and state, Angie Koetters, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Peterson
, Notary Public

My commission Expires: 10/5/19
(affix Notary seal)

OFFICIAL SEAL
HEATHER R. PETERSON
Notary Public - State of Illinois
My Commission Expires 10/05/2019