FROM: 700 Cowan Don LLC, an Illinois limited liability company,
and 700 Cowan Tom LLC, an Illinois limited liability company
TO: 700 Cowan Partners LLC, an Illinois limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
700 Cowan Partners LLC c/o Monroe Investment Partners LLC 6 E Monroe Street, Suite 300 Chicago, Illinois 60603	(same)	Map 82-6 Parcel 69

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Illinois)
COUNTY OF Cook)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2018.

OFFICIAL SEAL
WILLIAM RYAN JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/09/2018

Notary Public
My Comm. Expires: 12.9.2018

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **700 COWAN DON LLC**, an Illinois limited liability company, as to an undivided 60% interest, and **700 COWAN TOM LLC**, an Illinois limited liability company, as to an undivided 40% interest, hereinafter together called "GRANTOR", by these presents, do hereby quitclaim and convey all their right, title and interest to **700 COWAN PARTNERS LLC**, an Illinois limited liability company, hereinafter called "GRANTEE", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property commonly known as 700 Cowan Street, Nashville, Tennessee 37207.

Bill Garrett Davidson County
Batch# 46645 DEEDQC
01/10/2018 01:58:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180110-0003406

4822-1559-1513

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 5th day of January, 2018.

GRANTOR:

700 COWAN DON LLC,
an Illinois limited liability company

By: _____
Name: Donald J. Allen
Title: Manager

STATE OF Illinois)
) SS:
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald J. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of 700 Cowan Don LLC, an Illinois limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office this the 5th day of January, 2018.

OFFICIAL SEAL
WILLIAM RYAN JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/09/2018

_____
Notary Public

My Commission Expires: 12/09/2018

[*signatures continue on following page*]

700 COWAN TOM LLC,
an Illinois limited liability company

By: Rebecca Brashler
Rebecca Brashler, Trustee of the
Brashler Family Trust under agreement
dated December 3, 2014, as Manager

STATE OF IL)
) SS:
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rebecca Brashler, Trustee of the Brashler Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Manager of 700 Cowan Tom LLC, an Illinois limited liability company, the within named bargainor, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

Witness my hand and seal, at office this the 8 day of January, 2018.

Notary Public

My Commission Expires:

JEFFREY J STAHL
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 3, 2020

4822-1559-1513

EXHIBIT A

Legal Description

Being land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Cowan Street and Cowan Court, and being more particularly described as follows:

BEGINNING at an iron pin at-the point of intersection of the southerly right-of-way line of Cowan Court and the westerly right-of-way line of Cowan Street, said point being the northeasterly corner of the herein described parcel;

THENCE, with said westerly right-of-way line of Cowan Street, South 09° 41' 30" East, 652.88 feet to an iron pin;

THENCE, continuing with said westerly right-of-way line with a curve to the left, 156.58 feet to an iron pin, said curve having a central angle of 17° 37' 07", a radius of 509.21 feet, a tangent of 78.91 feet and a chord of South 18° 32' 13" East, 155.97 feet;

THENCE, leaving said westerly right-of-way line with the northerly line of the property conveyed to Cargill, Inc., by deed of record in Book 6096, page 851, Register's Office for Davidson County, Tennessee, North 83° 03' 02" West, 591.87 feet to a P.K. Nail (set);

THENCE, with an easterly line of said Cargill property and the easterly line of property conveyed to Advance Plating, Inc. by deed of record in Book 10785, page 34, Register's Office for Davidson County, Tennessee, North 09° 42' 07" West, 800.18 feet to an iron pin in the southerly right-of-way line of Cowan Court;

THENCE, with said southerly right-of-way line, South 83° 01' 13" East, 567.08 feet to the point of BEGINNING.

Containing 435,661 square feet or 10.00 acres, more or less, according to an ALTA/ACSM Land Title Survey (700 Cowan Street) prepared by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, Tennessee Registered Land Survey No. 1401, originally issued on December 29, 2000, revised on January 4, 2001, reinspected and updated on April 4, 2005 and bearing job no. 32055-00.

Being the same property conveyed to 700 COWAN DON LLC, an Illinois limited liability company, as to an undivided 60% interest, and 700 COWAN TOM LLC, an Illinois limited liability company, as to an undivided 40% interest, by deed from 700 COWAN L.P., a Tennessee limited partnership, of record as Instrument No. 20051228-0155284, said Register's Office.