1st

Prepared by:

Neal & Harwell, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
615-244-1713

After Recording return to:

Eric G. Greenfield, Esq.
Polsinelli PC
161 N. Clark St., Suite 4200
Chicago, Illinois 60601

Bill Garrett Davidson County
Batch#: 49213 DEEDWARRSP
01/19/2018 10:49:27 AM 5 pgs
Fees: $28.00 Taxes: $23,247.10
20180119-0005775

(For Recorder's Use Only)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
AP 1815 Division Street, LLC c/o Akara Partners, LLC 640 N. LaSalle Street, Suite 275 Chicago, Illinois 60654	same	09216030200 09216030100

SPECIAL WARRANTY DEED
(Tennessee)

This SPECIAL WARRANTY DEED is made this 17th day of January, 2018, by THE FAMILY PRIVATE TRUST, LLC, TRUSTEE OF THE H. CALISTER TURNER, III 1994 GENERATION SKIPPING TRUST, a trust created and existing under and by virtue of the laws of the State of Tennessee ("Grantor"), having an address of 138 Second Avenue North, Suite 200, Nashville, Tennessee 37201, to AP 1815 DIVISION HOLDINGS, LLC, a Delaware limited liability company, having an address of 640 North LaSalle Street, Suite 275, Chicago, Illinois 60654 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Davidson County, Tennessee, and being more particularly described on **Exhibit A** attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on ***Exhibit B*** *attached hereto (collectively, the "****Permitted Exceptions****").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the

Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

THE FAMILY PRIVATE TRUST, LLC,
TRUSTEE OF THE H. CALISTER TURNER, III
1994 GENERATION SKIPPING TRUST

By: _____

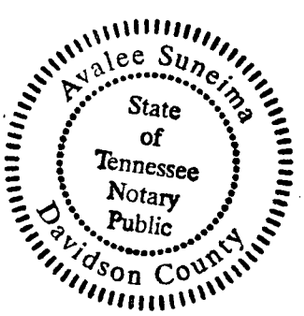
Name: Wayne Anderson

Its: President

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I, Avalee Suneima a notary public in and for said County, in the State aforesaid, do hereby certify that Wayne Anderson, personally known to me to be the President of The Family Private Trust, LLC, a Tennessee limited liability company, the trustee of the H. Calister Turner, III 1994 Generation Skipping Trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President of such limited liability company, he signed and delivered the said instrument pursuant to authority given to the limited liability company by the trust agreement of the trust, as the free and voluntary act and deed of such trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of January, 2018.



_____
Notary Public

My Commission expires: 1/16/2020

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $6,283,000.00.

Affiant

Sworn to and subscribed before me this 11th day of January, 2018.

Notary Public

My Commission Expires: 1/6/2020

Avalee Suneima
State of Tennessee Notary Public
Davidson County

Exhibit A

LEGAL DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being Lot No. 177 on the Map of O.B. Hays Second Plan of Small Lots of record in Plan Book 1, Page 81, Register's Office of Davidson County, Tennessee, described according to a survey made by John M. Duffer, Tennessee Registered Land Surveyor No. 1431, dated February 11, 2000, as follows:

Beginning at an iron rod in the east margin of 19th Avenue South, the common corner of Lots 177 and 178; thence with said common boundary, South 83°12'23" East 150.00 feet to an iron rod; thence South 07°39'00" West 49.965 to an iron rod in the common corner of Lots 176 and 177; thence with the common boundary of Lots 176 and 177, North 83°12'23" West 150.00 to an iron rod in the east margin of 19th Avenue South; thence North 07°39'00" East 49.965 feet to the point of beginning, containing 7,454.2 square feet, or 0.171 acre, more or less.

Being a portion of the same property conveyed to The Family Private Trust, LLC, Trustee of The H. Calister Turner, III 1994 Generation Skipping Trust, by Special Warranty Deed from Alexander Turner Properties, L.P., a Tennessee limited partnership, recorded at Instrument No. 20150911-0092463, Register's Office of Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot Nos. 178 and 179 in O.B. Hays Second Plan of Small Lots of record in Plan Book 1, Page 81, Chancery Court of Nashville, otherwise known as 808 and 810 Nineteenth Avenue South, Nashville, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to The Family Private Trust, LLC, Trustee of The H. Calister Turner, III 1994 Generation Skipping Trust, by Special Warranty Deed from Alexander Turner Properties, L.P., a Tennessee limited partnership, recorded at Instrument No. 20150911-0092463, Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 808-812 19th Avenue South, Nashville, Tennessee 37203.

PERMANENT TAX INDEX NUMBERS: 09216030200
09216030100

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018, a lien, not yet due and payable.

2. Rights of tenants, as tenants only, under unrecorded lease agreements, which unrecorded lease agreements include no rights of first refusal or any purchase options with respect to the insured land.