Bill Garrett Davidson County
Batch# 98686 DEEDWARRSP
05/31/2018 04:20:30 PM 8 pgs
Fees: $43.00 Taxes: $162,245.00
20180531-0052043

THIS INSTRUMENT PREPARED BY:
Kara E. Adler, Esq.
Morris, Manning & Martin, LLP
3343 Peachtree Road, N.E., Suite 1600
Atlanta, Georgia 303026

RETURN RECORDED DOCUMENT TO:
William S. Gee, Esq.
Saul Ewing Arnstein & Lehr LLP
Mailing: P.O. Box 1266 | Wilmington, DE 19899-1266
Courier: 1201 North Market Street, Suite 2300 | Wilmington, DE 19801

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 859717

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of May, 2018, by and between ALBANY ROAD-FOURTH&CHURCH NASHVILLE LLC, a Delaware limited liability company (hereinafter referred to as "Grantor") and FOURTH & CHURCH NASHVILLE LP, a Delaware limited partnership (hereinafter referred to as "Grantee"),

W I T N E S S E T H :

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey, transfer and confirm unto the Grantee, Grantee's successors and assigns, the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

[SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF]

This is the same property conveyed to the Grantor by Special Warranty Deed recorded April 7, 2014, as Instrument No. 20140407-0028437 in the Register's Office of Davidson County, Tennessee, and being further identified as Parcel I.D. Number 093-061-056.00

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever. Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by or through or under Grantor but not further or otherwise.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for those matters described in Exhibit B attached hereto and made a part hereof.

[Signature on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by and through its duly authorized officer(s) the day and year first above written.

Witnesses:

GRANTOR:

ALBANY ROAD-FOURTH&CHURCH NASHVILLE LLC,
a Delaware limited liability company

By: Albany Road-FCN Property Manager LLC,
a Delaware limited liability company,
its Manager

Print Name: DENNIS ODONNELL

Print Name: BRUCE NOLEN

By: _____
Name: Christopher J. Knisley
Title: President

STATE OF Massachusetts)
) SS.:
COUNTY OF Suffolk)

On May 22, 2018, before me, Toni Ellegood, a notary public authorized to take acknowledgments in and for said county and state, personally appeared Christopher J. Knisley who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as the President of Albany Road-FCN Property Manager LLC, a Delaware limited liability company, as the manager of **ALBANY ROAD-FOURTH&CHURCH NASHVILLE LLC**, a Delaware limited liability company, and acknowledged to me that he executed the same in his authorized capacity on behalf of Albany Road-FCN Property Manager LLC, a Delaware limited liability company, as the manager of **ALBANY ROAD-FOURTH&CHURCH NASHVILLE LLC**, a Delaware limited liability company, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Massachusetts that the foregoing paragraph is true and correct and that the signature affixed to the foregoing acknowledgment is genuine.

WITNESS my hand and official seal.

Signature Toni Ellegood (Seal)

TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

My Commission expires: 8/16/2024

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,850,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of May, 2018.

Notary Public

Commission Expires: 8/16/2024

TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

PROPERTY ADDRESS:
201 Fourth Avenue N
Nashville, Tennessee 37219
Parcel I.D. No. 093-061-056.00

NEW OWNER ADDRESS:
Fourth & Church Nashville LP
c/o Stoltz Management
PO BOX 2087
Bala Cynwyd, PA 19004

MAIL TAX BILLS TO:
Fourth & Church Nashville LP
c/o Stoltz Real Estate Partners, LLC
725 Conshohocken State Road
Bala Cynwyd, PA 19004

EXHIBIT A

DESCRIPTION OF LAND

SITUATED IN DISTRICT NO. 1 OF DAVIDSON COUNTY, TENNESSEE, AND BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF NASHVILLE, TENNESSEE, AND LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF CHURCH STREET AND FOURTH AVENUE NORTH, BEING A PART OF LOT NO. 65 AS SHOWN ON THE PLAT OF THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY MARGIN OF CHURCH STREET AND THE WESTERLY MARGIN OF FOURTH AVENUE NORTH; THENCE WITH SAID NORTHERLY MARGIN, SOUTH 62 DEG. 24 MIN. 37 SEC. WEST, 171.46 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY MARGIN OF THE ARCADE ALLEY; THENCE WITH SAID EASTERLY MARGIN, NORTH 27 DEG. 20 MIN. 06 SEC. WEST, 183.17 FEET TO A BUILDING CORNER; THENCE LEAVING SAID MARGIN, WITH A BUILDING JOINT, NORTH 62 DEG. 24 MIN. 35 SEC. EAST, 170.87 FEET TO A POINT IN THE WESTERLY MARGIN OF FOURTH AVENUE NORTH; THENCE WITH SAID WESTERLY MARGIN, SOUTH 27 DEG. 31 MIN. 10 SEC. EAST, 183.17 FEET TO THE POINT OF BEGINNING, CONTAINING 31,352 SQUARE FEET OR 0.72 ACRE, MORE OR LESS.

TOGETHER WITH APPURTENANT EASEMENTS CREATED BY THE SKYBRIDGE DEVELOPMENT, CONSTRUCTION, MAINTENANCE AND EASEMENTS AGREEMENT EXECUTED BY AND BETWEEN LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE AND THIRD NATIONAL BANK TOWER ASSOCIATES, OF RECORD IN BOOK 6127, PAGE 553, IN SAID REGISTER'S OFFICE, AS AMENDED BY AMENDMENT TO SKYBRIDGE DEVELOPMENT, CONSTRUCTION, MAINTENANCE AND EASEMENTS AGREEMENT OF RECORD IN BOOK 7656, PAGE 743, IN THE SAID REGISTER'S OFFICE.

TOGETHER WITH APPURTENANT EASEMENTS CREATED BY RECIPROCAL AGREEMENT BY AND BETWEEN THIRD NATIONAL TOWER ASSOCIATES AND LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, OF RECORD IN BOOK 6127, PAGE 576, IN THE DAVIDSON COUNTY REGISTER'S OFFICE.

THE FOREGOING DESCRIPTION WAS PREPARED FROM THE SURVEY OF WENDELL H. TALLEY, SR., RLS NO. 785, BARGE, WAGGONER, SUMNER & CANNON, INC., DATED FEBRUARY 24, 1984, LAST REVISED APRIL 19, 2000. THE SURVEYOR'S ADDRESS IS 2400 FIRST TENNESSEE PLAZA, KNOXVILLE, TN 37929.

Being the same Property conveyed to ALBANY ROAD-FOURTH&CHURCH NASHVILLE LLC, a Delaware limited liability company, by Special Warranty Deed from Nashville Office Associates L.P., a Delaware limited partnership, of record as Instrument No. 20140407-0028437, Davidson County Register's Office.

EXHIBIT B

1. General and special taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. All applicable laws, ordinances, rules and governmental regulations (including, without limitation, those relating to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the property conveyed herein.

3. Any liens for services, labor or materials heretofore or hereafter furnished to the property conveyed herein which arises from any services, labor or materials contracted for by any tenant at such property and with respect to which any such tenant is responsible for payment under the terms of its lease.

4. All matters affecting the property conveyed herein as would be disclosed by a current and accurate ALTA/NSPS Land Title Survey of such property.

5. Rights of tenants in possession, as tenants only, under unrecorded leases.

6. Bond from Life and Casualty Insurance Company in favor of the Metropolitan Government of Nashville and Davidson, Tennessee, and the lien retained therein, of record in Book 3983, Page 943, in the Register's Office of Davidson County, Tennessee.

7. Terms and Conditions of, and lien created by, the Metropolitan County Council Bill No. 65-682, of record in Book 6120, Page 536, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Skybridge Development, Construction, Maintenance and Easements Agreement of record in Book 6127, Page 553; and as amended in Book 7656, Page 743, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Reciprocal Agreement, by and between Third National Bank Tower Associates and Life and Casualty Insurance Company of Tennessee, of record in Book 6127, Page 576, in the Register's Office of Davidson County, Tennessee.

10. That portion of the land embraced within the bounds of any public road or thoroughfare.

11. Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing executed by Albany Road-Fourth&Church Nashville LLC to William L. Rosenberg, Trustee for the benefit of Cantor Commercial Real Estate Lending, L.P., of record in Instrument No. 20140407-0028520; as assigned in Instrument No. 20140710-0060813; as assigned in Instrument No. 20140710-0060816; and as assigned in Instrument No. 20140710-0060818, in the Register's Office of Davidson County, Tennessee.

[Continued on following page]

12. Assignment of Leases and Rents between Albany Road-Fourth&Church Nashville LLC, as Assignor, and Cantor Commercial Real Estate Lending, L.P., as Assignee, of record in Instrument No. 20140407-0028743; as assigned in Instrument No. 20140710-0060814; and as assigned in Instrument No. 20140730-0068015, in the Register's Office of Davidson County, Tennessee.

13. UCC Financing Statement naming Cantor Commercial Real Estate Lending, L.P., as Secured Party and Albany Road-Fourth&Church Nashville LLC, as Debtor, of record in Instrument No. 20140407-0028744; as assigned in Instrument No. 20140710-0060815; as assigned in Instrument No. 20140710-0060817; and as assigned in Instrument No. 20140710-0060819, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of Georgia

County of Fulton

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

Deborah Lynn Goodman
Notary's Signature

My Commission Expires
Notary' Seal (if on paper)

