This instrument prepared by:
Michael G. Glosniak
Leff & Cohen, Ltd.
300 S. Wacker Drive, #2400
Chicago, IL 60606

After recording return to:
Polsinelli, P.C.
150 N. Riverside Plaza, Suite 3000
Chicago, IL 60606
Attn: Jared Rothkopf

Tax Parcel Number:
09216003600

Karen Y Johnson Davidson County
Batch# 183276 DEEDWARRSP
01/14/2019 08:59:30 AM 7 pgs
Fees: $38.00 Taxes: $19,610.00
20190114-0003367

Send Taxes to and

Name and Address of new owner:
DRI/CA Nashville, LLC
130 E. Randolph St Ste 2100
Chicago, IL 60601

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of December, 2018 by and between **CLEVELAND ASSOCIATES LIMITED PARTNERSHIP**, an Illinois limited partnership, as to a 40% undivided interest as tenant in common, and **NORDMAN ASSOCIATES, INC.**, an Illinois corporation, as to a 60% undivided interest as tenant in common, (hereinafter collectively called "***Grantor***") and **DRI/CA NASHVILLE, LLC**, a Delaware limited liability company (hereinafter "***Grantee***").

WITNESSETH, that for and in consideration of the sum of $10.00 Dollars cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

PROPERTY DESCRIBED ON ATTACHED **EXHIBIT "A"**

This is improved property commonly known as 2012 West End Avenue, Nashville, Tennessee 37203 (the "***Property***").

Being the same Property conveyed to Grantor by Warranty Deed recorded as Document Number 20040601-0063425.

The aforesaid Property is conveyed and accepted subject to permitted exceptions shown on attached **Exhibit "B"** (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. Grantor does hereby covenant to Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the 27th day of December, 2018.

Cleveland Associates Limited Partnership, an Illinois limited partnership

By: _____,
Neil Friedman, General Partner

Nordman Associates, Inc., an Illinois corporation

By: _____,
David Godnik, Vice President and Secretary of Nordman Associates, Inc.

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this day personally appeared **Neil Friedman and David Godnik,** known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under by hand and official seal, this 27 day of December, 2018

Catherine A. Dubis
Notary Public

OFFICIAL SEAL
CATHERINE A DUBIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/17/20

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever. Grantor does hereby covenant to Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the 27th day of December, 2018.

Cleveland Associates Limited Partnership, an Illinois limited partnership

By: _____,
Neil Friedman, General Partner

Nordman Associates, Inc., an Illinois corporation

By: _____,
David Godnik, Vice President and Secretary of Nordman Associates, Inc.

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this day personally appeared **Neil Friedman and David Godnik,** known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under by hand and official seal, this 27 day of December, 2018

Catherine A Dubis
Notary Public

OFFICIAL SEAL
CATHERINE A DUBIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/17/20

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Michael Glosniak, the undersigned Affiant, attorney and authorized agent for the Grantor, do 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 great, is $5,300,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Given under by hand and official seal, this 27 day of December, 2018.

Notary Public

OFFICIAL SEAL
CATHERINE A DUBIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/17/20

Exhibit A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE 1ST CIVIL DISTRICT, 21ST COUNCILMANIC DISTRICT OF NASHVILLE-DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 1 AS SHOWN ON THE PLAT ENTITLED FOODMAKER SUBDIVISION-FIRST REVISION AS OF RECORD IN INSTRUMENT NO. 20001130-0117584 R.O.D.C., TN., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (FOUND THIS SURVEY) IN THE NORTHERLY MARGIN OF WEST END AVENUE, SAID NAIL BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO 2100 WEST END ASSOCIATES, L.P. AS EVIDENCED IN DEED BOOK 10356, PAGE 136 R.O.D.C., TN. AND ALSO BEING THE SOUTHWEST CORNER FOR THIS HEREON DESCRIBED TRACT OF LAND; THENCE, WITH A COMMON LINE TO THE AFOREMENTIONED WEST END ASSOCIATES, L.P. EAST LINE NORTH 37°03'17" WEST 179.85' TO A P.K. NAIL (SET THIS SURVEY) IN THE SOUTHERLY MARGIN OF A 15' ALLEY, BEING ALLEY #382; THENCE, WITH SAID MARGIN OF ALLEY #382 NORTH 52°58'17" EAST 100.19' TO A METAL SPIKE (FOUND THIS SURVEY), SAID SPIKE BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SHERRON WEINBERGER (TRUSTEE) AS EVIDENCED IN DEED BOOK 5011, PAGE 296 R.O.D.C., TN., AND ALSO BEING THE NORTHEAST CORNER FOR THIS TRACT OF LAND; THENCE, WITH A LINE COMMON TO WEINBERGER'S WEST LINE SOUTH 36°59'47" EAST 179.96' TO A P.K. NAIL (SET THIS SURVEY) IN THE SOUTHERLY MARGIN OF WEST END AVENUE; THENCE, WITH SAID MARGIN SOUTH 53°01'55" WEST 100. 00' TO THE POINT-OF-BEGINNING CONTAINING 18,008 SQUARE FEET, OR 0.41 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CLEVELAND ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP (FORTY PERCENT (40%) UNDIVIDED INTEREST), AND NORDMAN ASSOCIATES, INC., AN ILLINOIS CORPORATION (SIXTY PERCENT (60%) UNDIVIDED INTEREST), BY DEED FROM RMR INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200406010063425, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The Real Property or its address is commonly known as 2012 West End Avenue, Nashville, TN 37203.

The Real Property tax identification number is 09216003600.

Exhibit B

Permitted Exceptions

1. General real estate taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. The following matters shown on plat of record in Instrument No. 20001300117584, in the Register's Office of Davidson County, Tennessee, and as shown on that certain ALTA/NSPS Land Title Survey by Barge Design Solutions dated May 24, 2018, last revised December 31, 2018, designated Job No. 3682500:

    a. 10 foot public utility and drainage easement along north line; and

    b. 3 foot strip reserved for future right of way dedication along south line

True Copy Certification

I, Cathy Hesseltine, 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, Clennie Hernandez, a notary public for this county and state, Cathy Hesseltine 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: 12/13/2020

Notary' Seal (if on paper)

OFFICIAL SEAL
CLENNIE HERNANDEZ
Notary Public - State of Illinois
My Commission Expires 12/13/2020