Karen Johnson Davidson County
Batch# 197450 DEEDWARR
02/21/2019 10:41:59 AM 4 pgs
Fees: $23.00 Taxes: $16,650.00
20190221-0015788

This Instrument Prepared By:
Manson Johnson Conner, PLLC
215 2nd Ave North
Suite 300
Nashville, TN 37201

Mail Tax Bills to: Owner
1501 Herman Street, LLC
1200 N. North Branch St., #200
Chicago, IL 60642

Map & Parcels: 092-04-0-312.00; 092-04-0-313.00; 092-04-0-314.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of February, 2019, by and between Cottage Partners, LLC, a Tennessee Limited Liability Company, party of the first part, and 1501 Herman Street, LLC a Delaware Limited Liability Company, party of the second part, 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 said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot Nos. 13 through 18, on the Plan of Burge-Carter & Herriford Lots, as of record in Book 1, page 47, Chancery Court of Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated July 5, 1967, revised June 12, 1968, and further revised August 1, 1968, entitled Neighborhood Health Center Corporation Topographic Survey, and being more particularly described as follows:

Beginning at a concrete monument in the south margin of Herman Street, and in the east margin of 16th Avenue North; thence with the margin of Herman Street, North 60° 29' East, 600.00 feet to a concrete monument in the west margin of the 14th Avenue North; thence with the margin of 14th Avenue North, South 30° 38' East, 188.10 feet to a point in the north margin of Desha Street; thence with the margin of Desha Street, South 60° 29' West, 600.00 feet to a concrete monument in the east margin of 16th Avenue North; thence with the margin of 16th Avenue North, North 30° 38' West, 188.10 feet to the point of beginning, containing 2.59 acres.

Being the same property conveyed to COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from FISK UNIVERSITY, of record as Instrument No. 20180730-0074331, dated July 26, 2018, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever. The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for those matters shown on **Exhibit A"** attached hereto and incorporated herein by this reference, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Cottage Partners, LLC, a Tennessee Limited Liability Company

By: Richard Bacon
Its: Chief Manager

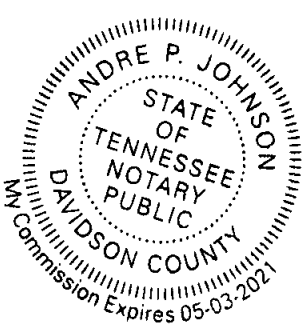
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Richard Bacon with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager of Cottage Partners, LLC the within named bargainor, a Limited Liability Company, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chief Manager.

WITNESS my hand and Official Seal at office this 25th day of February 2019.

Notary Public

My commission expires 05-03-2021



I, 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 $4,500,000.00, 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 20th day of February 2019.

Notary Public

My commission expires 05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

EXHIBIT A

Permitted Exceptions

1. Real property taxes for 2019 and subsequent years, a lien not yet due and payable.

2. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.