Karen Johnson Davidson County
Batch# 201896 DEEDWARRSP
03/05/2019 09:26:56 AM 8 pgs
Fees: $43.00 Taxes: $22,200.00
20190305-0019898

THIS INSTRUMENT PREPARED BY:	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Marc T. Kretschmer FKSDO 901 Fifth Ave, Suite 4000 Seattle, WA 98161	ALCO NASHVILLE, LLC, as to an undivided 11.58% interest	150 Fourth Avenue North, 158 Fourth Avenue North and 181 Third Avenue North, Nashville, Tennessee 37219	c/o Unico Properties LLC 1215 Fourth Ave, Suite 600, Seattle, WA 98161	093-06-1-101 093-06-1-103 093-06-1-111 093-06-1-112

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered effective as of the 1 day of March, 2019 by and between (i) **UNICO ONE NASHVILLE PLACE LLC**, a Delaware limited liability company, whose address is c/o Unico Properties LLC, 1215 Fourth Avenue, Suite 600, Seattle, Washington 98161, Attention: Ned Carner/Garrett Greene ("**Grantor**"), and (ii) **ALCO NASHVILLE, LLC**, a Delaware limited liability company, whose address is c/o Unico Properties LLC, 1215 Fourth Avenue, Suite 600, Seattle, Washington 98161, Attention: Ned Carner/Garrett Greene ("**Grantee**");

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor does hereby bargain, sell, remise, release, transfer and convey unto Grantee the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

An undivided 11.58% interest, as tenant in common, in that certain real estate described in Exhibit "A" attached hereto and incorporated herein by this reference.

Being the same property conveyed to Grantor, as to an 80% undivided interest, and Grantee, as to a 20% undivided interest, as tenants in common, by Special Warranty Deed of record as Instrument Number 20180920-0093433 in the Register's Office of Davidson County, Tennessee. No boundary survey prepared for this conveyance.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its heirs, personal representatives, successors and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in Exhibit "B," attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will specially warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY CONCERNING THE CONDITION OF REPAIR, HABITABILITY, COMPLIANCE WITH LOCAL, STATE OR FEDERAL LAW OR REGULATION OR

STRUCTURAL SOUNDNESS OF THE PROPERTY OR ANY IMPROVEMENTS. GRANTEE TAKES THE PROPERTY AND IMPROVEMENTS "**AS IS, WHERE IS, WITH ALL FAULTS.**"

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has hereunto set its hand, as of the day and year first above written.

UNICO ONE NASHVILLE PLACE LLC,
a Delaware limited liability company

By: Unico Strategic Opportunity Fund VIII LP,
a Delaware limited partnership,
Manager

By: Unico Strategic Opportunity Fund VIII GP LLC,
a Delaware limited liability company,
General Partner

By: Unico Investment Group LLC,
a Delaware limited liability company,
Managing Member

By:_____
Name: Jonas Sylvester
Title: President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jonas Sylvester is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the President of Unico Investment Group LLC, a Delaware limited liability company, the Managing Member of Unico Strategic Opportunity Fund VIII GP LLC, a Delaware limited liability company, the General Partner of Unico Strategic Opportunity Fund VIII LP, a Delaware limited partnership, the Manager of UNICO ONE NASHVILLE PLACE LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 27 day of February, 2019.

NICHOLAS J COUSINO NOTARY PUBLIC COMMISSION EXPIRES 6-29-21 STATE OF WASHINGTON

_____
NOTARY PUBLIC in and for the State of Washington, residing at Everett, WA
Nicholas J. Cousino
Name (printed or typed)
My appointment expires: 6/29/21

AFFIDAVIT OF VALUE

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 $6,000,000.42, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant:

ALCO NASHVILLE, LLC,
a Delaware limited liability company

By: The Agnew Company,
an Oregon corporation,
Manager

By: _____
Darrin J. Kasteler, Vice President

SUBSCRIBED AND SWORN TO before me this 28 day of February, 2019.

_____
Notary Public

My Commission Expires:
03/09/2019

Notary Public
State of Washington
SABRINA DANIEL
My Appointment Expires Mar 9, 2019

EXHIBIT A

Description of Real Estate

TRACT I:

LAND LYING IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY BEING LOT NO. 1 ON THE PLAN OF ONE NASHVILLE PLACE, OF RECORD IN BOOK 5800, PAGE 215 AND BEING THE SAME PROPERTY CONVEYED TO 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW) IN THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (R.O.W. 49.5') AND THE NORTHERLY MARGIN OF COMMERCE STREET (R.O.W. 102') AND ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (49.5' R.O.W.) NORTH 27°12'53" WEST, A DISTANCE OF 182.04 FEET TO AN IRON PIN (NEW);

THENCE, ALONG OR NEAR THE SOUTHERLY LINE 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. NORTH 62°11'07" EAST, A DISTANCE OF 174.00 FEET TO A LEAD PLUG (FOUND) IN THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20');

THENCE, WITH THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20') FOR THE NEXT FOUR COURSES AND DISTANCES:
THENCE, SOUTH 27°29'53" EAST, A DISTANCE OF 68.17 FEET TO AN IRON PIN (NEW); THENCE, SOUTH 27°12'53" EAST, A DISTANCE OF 5.00 FEET TO AN IRON PIN (NEW);

THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°45'50", A RADIUS OF 53.00 FEET, AN ARC LENGTH OF 7.18 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°33'12" WEST 7.18 FEET;

THENCE, SOUTH 27°33'53" EAST A DISTANCE OF 108.42 FEET TO A LEAD PLUG WITH TACK (FOUND);

THENCE, WITH THE NORTHERLY MARGIN OF COMMERCE STREET (R.O.W. 102') SOUTH 63°03'07" WEST, A DISTANCE OF 168.50 FEET TO THE POINT OF BEGINNING.

BEING PARCEL NO. 093-06-1-103

TRACT I.A:

TOGETHER WITH REAL ESTATE RIGHTS IN A WALKWAY EASEMENT PURSUANT TO RECIPROCAL EASEMENT AGREEMENT AMONG THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, COMMERCE STREET VENTURE AND 485 PROPERTIES, LLC, DATED JULY 1, 2001, RECORDED JULY 19, 2005, IN INSTRUMENT NO. 20050719-0084042, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20051129-0143437, SAID REGISTER'S OFFICE.

TRACT II:

LAND LYING IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY AND BEING THE SAME PROPERTY CONVEYED TO 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN (NEW) IN THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (R.O.W. 49.5') 202.04' FROM THE INTERSECTION OF THE NORTHERLY MARGIN OF COMMERCE STREET AND THE EASTERLY MARGIN OF FOURTH AVENUE NORTH AND ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (R.O.W. 49.5') NORTH 27°12'53" WEST, A DISTANCE OF 103.00 FEET TO AN IRON PIN (NEW);

THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF AMBROSE ASSOCIATES OF RECORD IN DEED BOOK 5557, PAGE 229, R.O.D.C. NORTH 62°07'07" EAST, A DISTANCE OF 173.50 FEET TO AN IRON PIN (NEW) IN THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20');

THENCE, WITH THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20.0') SOUTH 27°29'53" EAST, A DISTANCE OF 103.20 FEET TO A LEAD PLUG (FOUND);

THENCE, WITH THE NORTHERLY LINE OF 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. SOUTH 62°11'07" WEST, A DISTANCE OF 174.00 FEET TO THE POINT OF BEGINNING.

BEING PARCEL NO. 093-06-1-101

TRACT II.A:
TOGETHER WITH REAL ESTATE EASEMENT RIGHTS PURSUANT TO BILL NO. 72-137, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DATED APRIL 11, 1972, OF RECORD IN BOOK 6267, PAGE 158, AFORESAID RECORDS; AS AMENDED BY BILL NO. 84-226, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 6267, PAGE 164, AFORESAID RECORDS.

TRACT III:

LAND LYING IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY AND BEING THE SAME PROPERTY CONVEYED TO 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN (NEW) IN THE WESTERLY MARGIN OF THIRD AVENUE NORTH (R.O.W. 49.5') 159.31' SOUTH OF CHURCH STREET (R.O.W.) AND ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE EASTERLY MARGIN OF THIRD AVENUE NORTH SOUTH 27°34'43" EAST, A DISTANCE OF 137.32 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE NORTHERLY LINE OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN DEED BOOK 6456, PAGE 32, R.O.D.C. THENCE SOUTH 62°14'43" WEST, A DISTANCE OF 174.00 FEET TO A LEAD PLUG WITH TACK (FOUND) IN THE EASTERLY MARGIN OF PRINTER'S ALLEY R.O.W. 20');

THENCE, WITH THE EASTERLY MARGIN OF PRINTER'S ALLEY THENCE NORTH 27°37'43" WEST, A DISTANCE OF 137.14 FEET;

THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF THE EXCHANGE LOFTS, LLC OF RECORD IN INSTRUMENT NUMBER 200407080081242, R.O.D.C. NORTH 62°11'13" EAST, A DISTANCE OF 174.12 FEET TO THE POINT OF BEGINNING.

BEING PARCEL NO. 093-06-1-112 AND PARCEL NO. 093-06-1-111

TRACT III.A.:

TOGETHER WITH REAL ESTATE EASEMENT RIGHTS PURSUANT TO BILL NO. 72-137, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DATED APRIL 11, 1972, OF RECORD IN BOOK 6267, PAGE 158, AFORESAID RECORDS; AS AMENDED BY BILL NO. 84-226, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 6267, PAGE 164, AFORESAID RECORDS.

TRACT III.B:

TOGETHER WITH REAL ESTATE RIGHTS IN AN ENCROACHMENT EASEMENT PURSUANT TO BILL NO. 84-227, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 6267, PAGE 169, AFORESAID RECORDS.

BEING ALL OF TRACTS I, II AND III DESCRIBED PURSUANT TO ALTA/ACSM Land Title Survey, dated September 22, 1986, last revised September 18, 2018, prepared by Judy Johnson (Tennessee R.P.L.S. No. 1935) Barge Design Solutions, Inc., File No. 3249002 (the "Survey").

Being the same property conveyed to Unico One Nashville Place, LLC, a Delaware Limited Liability Company as to an 80% interest as a tenant in common, and Alco Nashville, LLC, a Delaware Limited Liability Company as to a 20% interest as a tenant in common by deed of record in Instrument No. 20180920-0093433, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Memorandum of Tenants in Common Agreement, dated September 19, 2018, among Unico One Nashville Place LLC, ALCO Nashville LLC, and Unico Investment Group LLC, as asset manager; of record in Instrument No. 20180920-0093437, Register's Office for Davidson County, Tennessee.

2. Deed of Trust, Fixture Filing and Security Agreement, dated September 19, 2018, by and among Unico One Nashville Place LLC, as to an undivided 80% interest, ALCO Nashville LLC, as to an undivided 20% interest, as tenants in common, and GIM Commercial Mortgage Loan Fund L.P., and Insurance Strategy Funding Corp. LLC; of record in Instrument No. 20180920-0093434, Register's Office for Davidson County, Tennessee.

3. Assignment of Leases and Rents, dated September 19, 2018, by and among Unico One Nashville Place LLC, as to an undivided 80% interest, ALCO Nashville LLC, as to an undivided 20% interest, as tenants in common, and GIM Commercial Mortgage Loan Fund L.P., and Insurance Strategy Funding Corp. LLC; of record in Instrument No. 20180920-0093435, Register's Office for Davidson County, Tennessee.

4. UCC-1 Financing Statement naming Unico One Nashville Place LLC and ALCO Nashville LLC, as debtors, and GIM Commercial Mortgage Loan Fund L.P., Secured Party; of record in Instrument No. 20180920-0093436, Register's Office for Davidson County, Tennessee.

5. Taxes and assessments by any taxing authority for the year 2018 and subsequent years;

6. All covenants, conditions, easements, restrictions, liens, encumbrances and other matters of record validly affecting the Property;

7. All laws, regulations or ordinances (including, but not limited to, zoning, building and environmental laws, regulations and ordinances) applicable to the Property;

8. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements; and

9. All matters which would be discoverable or disclosed by an accurate survey.