FROM: Jay B. Wilson, Jr. and wife, Michelle L. Wilson
TO: 1429 Cowan Partners LLC, an Illinois limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
1429 Cowan Partners LLC 6 East Monroe Street, Suite 300 Chicago, Illinois 60603	(same)	Map 82-6, Parcel 87

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TN)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is EIGHT HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($810,000.00).

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2019.

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Comm. Expires: 5-2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of EIGHT HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($810,000.00), the receipt and sufficiency of which are hereby acknowledged, **JAY B. WILSON, JR. AND WIFE, MICHELLE L. WILSON** (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **1429 COWAN PARTNERS LLC**, an Illinois limited liability company (the "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property known as 1429 Cowan Court, Nashville, Tennessee 37207.

Karen Johnson Davidson County
Batch# 204047 DEEDWARRSP
03/11/2019 08:51:30 AM 6 pgs
Fees: $33.00 Taxes: $2,997.00
20190311-0021734

4821-0466-9833

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Grantor covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but not further or otherwise, except as to the Permitted Exceptions, to which this conveyance is expressly made subject.

[*signature page follows*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 5th day of March, 2019.

GRANTOR:

JAY B. WILSON, JR.

MICHELLE L. WILSON

STATE OF Tennessee)

COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay B. Wilson, Jr. and wife, Michelle L. Wilson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Jefferson County, this the 5th day of March, 2019.

NOTARY PUBLIC

[SEAL]

My Commission Expires: 9-4-22

KATHY B. JOHNS STATE OF TENNESSEE NOTARY PUBLIC HAWKINS COUNTY

My Commission Expires Sept. 4, 2022

4821-0466-9833

EXHIBIT A

The Property

Being Lot. No. 2, on the Plan of Cowan Industrial Park, Section Six, of record in Plat Book 6250, Page 279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay B. Wilson, Jr. and wife, Michelle L. Wilson by deed from 1429 Cowan Court Associates, LLC, a Tennessee limited liability company, dated October 31, 2000, of record in Instrument No. 20001031-0107959, said Register's Office.

4821-0466-9833

EXHIBIT B

Permitted Encumbrances

1. Ad valorem real estate taxes and assessments for public improvements for the year 2019, a lien not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 6250, Page 279, Register's Office of Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement and Force Main of record in Book 8608, Page 130, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

