This Instrument Prepared By:

Barack Ferrazzano Kirschbaum
& Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, Illinois 60606

Karen Johnson Davidson County
Batch# 204836 DEEDWARRSP
03/12/2019 10:49:30 AM 13 pgs
Fees: $68.00 Taxes: $151,608.71
20190312-0022493

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBER:
Nashville Phase I Property Holder LLC c/o AJ Capital Partners 133 North Jefferson Street, 4th Fl. Chicago, Illinois 60661 Attn: Andrew Weprin	Nashville Phase I Property Holder LLC c/o AJ Capital Partners 133 North Jefferson Street, 4th Fl. Chicago, Illinois 60661 Attn: Andrew Weprin	105-03-0-347.00 105-03-0-171.00 105-03-0-178.00 105-03-0-179.00 105-03-0-174.00 105-03-0-194.00 105-03-0-195.00 105-03-0-196.00 105-03-0-197.00

STATE OF Illinois)
) ss:
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is $40,975,328.33

Grantee/Agent of Grantee

Subscribed and sworn to before me, this the 5th day of March, 2019.

Notary Public

My Comm. Expires: January 24, 2021

STEPHANIE DENSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 24, 2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MAY HOSIERY PARTNERSHIP LLC, a Delaware limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto NASHVILLE PHASE I PROPERTY HOLDER LLC, a Delaware limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, all of those certain tracts or parcels of land in Davidson County, State of Tennessee, which land is legally described as follows, to wit:

See **Exhibit "A"** attached hereto, made a part hereof and incorporated herein by this reference (the "**Land**").

This conveyance is made subject to the items listed on **Exhibit "B"** attached hereto, made a part hereof and incorporated herein by this reference (the "**Permitted Exceptions**").

This is improved real property known as 425, 426, 427, 429, and 431 Chestnut Street, 500, 508-522 Houston Street, 1201 Brown Street, and 1214, 1216, 1218, and 1220 Martin Street, all in Nashville, Tennessee

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on said **Exhibit "B"** as described above), but not 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.

[signature and acknowledgement on next page]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 8th day of March, 2019.

MAY HOSIERY PARTNERSHIP LLC,
a Delaware limited liability company

By: **MHP MANAGER LLC,**
a Delaware limited liability company,
its Manager

By: Adventurous Journeys Manager LLC,
an Illinois limited liability company,
its Sole Member

By: _____
Name: Benjamin J. Weprin
Its: Sole Member

STATE OF Illinois)
) ss:
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 5th day of March, 2019 by Benjamin J. Weprin, on behalf of and as sole member of Adventurous Journeys Manager LLC, an Illinois limited liability company, on behalf of and as the sole member of MHP Manager LLC, a Delaware limited liability company, on behalf of and as the manager of May Hosiery Partnership LLC, a Delaware limited liability company. He is personally known to me or produced a valid driver's license as identification.

STEPHANIE DENSON
Official Seal
Notary Public – State of Illinois
My Commission Expires Jan 24, 2021

_____
Notary Public
Print Name: Stephanie Denson
My commission expires January 24, 2021

Phase I – Deed – Signature Page

EXHIBIT A

Legal Description

TRACT I

PARCEL 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 2 TO 4, INCLUSIVE, LOT 4A, LOTS 5 TO 9, INCLUSIVE, THE WEST 35 FEET OF LOT NO. 123, ALL OF LOT NOS. 124 TO 128, INCLUSIVE, AND PART OF LOT NO. 1, PART OF THE ALLEY ADJOINING SAID LOT NO. 1, AND A STRIP OF LAND IMMEDIATELY EAST OF SAID ALLEY, AND NORTH OF LOT NO. 127, ON THE REVISED MAP OF PART OF HUMPHREYS, HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 974, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NOS. 2, 3 AND 4 FRONT TOGETHER 144 FEET ON THE SOUTHERLY SIDE OF CHESTNUT STREET AND EXTEND BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF AN ALLEY, 150 FEET, TO THE NORTHERLY MARGIN OF ANOTHER ALLEY.

SAID LOT 4A, LOTS 5 TO 9, INCLUSIVE, FRONT TOGETHER 288 FEET ON THE SOUTHERLY SIDE OF CHESTNUT STREET AND EXTEND BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF MARTIN STREET, AND THE WESTERLY MARGIN OF A 15 FOOT ALLEY, 150 FEET TO THE NORTHERLY MARGIN OF ANOTHER ALLEY.

SAID PART OF LOT NO. 123 FRONTS 35 FEET ON THE NORTHERLY SIDE OF HOUSTON STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

SAID LOT NOS. 124 AND 125 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF HOUSTON STREET AND EXTEND BACK 150 FEET ON THE EASTERLY LINE AND 72 FEET, MORE OR LESS, ON THE WEST LINE TO AN ALLEY, MEASURING 114 FEET, THEREON.

SAID LOT NO. 126 IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HOUSTON STREET, AT THE CORNER OF LOT NOS. 125 AND 126; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHERLY 109.8 FEET TO AN ALLEY; THENCE WITH THE SAME, SOUTHWESTERLY 173 FEET TO THE INTERSECTION OF MARTIN STREET AND HOUSTON STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID HOUSTON STREET EASTERLY 138.7 FEET TO THE BEGINNING.

SAID LOT NOS. 127 AND 128 ARE DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF BROWN STREET AT THE INTERSECTION OF THE SAME AND A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF THE L.C. AND ST. L. RAILROAD; THENCE WITH THE WESTERLY MARGIN OF SAID BROWN STREET, SOUTHERLY 150 FEET TO AN ALLEY; THENCE WITH THE SAME, WESTERLY 231 FEET; THENCE NORTHERLY 40 FEET TO ANOTHER ALLEY; THENCE WITH SAID ALLEY, NORTHEASTERLY 264 FEET, MORE OR LESS, TO THE N.C. & ST. L. RAILROAD RIGHT OF

WAY; THENCE WITH THE SAME, SOUTHEASTERLY 32 FEET, MORE OR LESS, TO THE BEGINNING.

PART OF LOT NO. 1, PART OF THE ALLEY ADJOINING SAID LOT NO. 1, AND A STRIP OF LAND IMMEDIATELY EAST OF SAID ALLEY AND NORTH OF LOT NO. 127 ON THE REVISED MAP OF PART OF HUMPHREYS, HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 974, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING AN IRREGULAR PARCEL OF LAND ON THE SOUTHERLY SIDE OF THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY BETWEEN BROWN AND CHESTNUT STREETS, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A CORNER OF THE SOUTHERN PROPERTY LINE OF THE N.C. & ST. L. RAILROAD, AT THE INTERSECTION OF SAID LINE AND THE WESTERLY MARGIN OF BROWN STREET, AT A POINT WHICH IS 63 FEET, SOUTHWESTERLY FROM THE CENTER LINE OF SAID N.C. & ST. L. RAILWAY'S NORTH BOUND MAIN TRACT IF MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH WITH SAID WEST LINE OF BROWN STREET, 9.2 FEET TO A POINT WHICH IS 55.5 FEET SOUTHWESTWARDLY FROM SAID CENTER LINE OF SAID NORTH BOUND MAIN TRACT IF MEASURED AT RIGHT ANGLES THERETO; THENCE NORTHWESTWARDLY PASSING THROUGH A CORNER IN THE LINE BETWEEN THE PROPERTY OF THE N.C. & ST. L. RAILWAY AND THAT OF MAY HOSIERY MILLS, SAID CORNER BEING IN THE SOUTH LINE OF A PLATTED ALLEY, AND CROSSING SAID ALLEY 80 FEET TO A POINT WHICH IS 68.6 FEET SOUTHWESTWARDLY FROM SAID CENTER LINE OF SAID NORTH BOUND MAIN TRACK IF MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHWESTWARDLY PARALLEL WITH CHESTNUT STREET, 43.5 FEET TO A POINT IN THE WESTERN PROPERTY LINE OF THE N.C. & ST. L. RAILROAD; THENCE SOUTHEASTWARDLY WITH SAID WESTERN LINE 20 FEET TO A CORNER IN THE SAID N.C. & ST. L. RAILROAD'S PROPERTY LINE; THENCE NORTHEASTWARDLY WITH SAID PROPERTY LINE, WHICH IS THE NORTH LINE OF SAID PLATTED ALLEY, 42 FEET; THENCE SOUTHEASTWARDLY, PARALLEL WITH SAID CENTER LINE OF NORTH BOUND MAIN TRACK AND CROSSING SAID ALLEY 18 FEET TO A POINT IN THE SOUTH LINE OF SAID ALLEY; THENCE NORTHEASTWARDLY WITH SAID SOUTH LINE OF ALLEY 12 FEET TO THE CORNER DESCRIBED ABOVE IN THE SECOND COURSE OF THE DESCRIPTION; THENCE SOUTHEASTWARDLY WITH THE LINE BETWEEN THE PROPERTY OF THE N.C. & ST. L. RAILROAD AND THAT OF MAY HOSIERY MILLS, THE SAME BEING PARALLEL WITH SAID CENTER LINE OF SAID NORTH BOUND MAIN TRACK, 41.1 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 1 IN THE CITY OF NASHVILLE, TENNESSEE, IN HUMPHREYS, HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 36, PAGE 117, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF CHESTNUT STREET TWELVE AND FIFTY TWO HUNDREDTHS (12.52) FEET NORTHEASTWARDLY AS MEASURED ALONG THE SOUTHEAST LINE OF CHESTNUT STREET FROM A POINT IN THE LOT LINE BETWEEN LOTS 1 AND 2 OF SAID SUBDIVISION, SAID POINT ALSO BEING FIFTY FIVE (55) FEET SOUTHWESTWARDLY AS MEASURED AT RIGHT ANGLES FROM A POINT IN THE CENTER LINE OF THE NORTHBOUND MAIN TRACK OF THE WESTERN AND ATLANTIC DIVISION,

FORMERLY THE CHATTANOOGA DIVISION OF THE RAILROAD OF THE GRANTOR; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE FIFTY FIVE (55) FEET SOUTHWESTWARDLY AT RIGHT ANGLES FROM AND PARALLEL TO SAID CENTER LINE OF NORTHBOUND MAIN TRACK A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A POINT IN A FIFTEEN (15) FOOT ALLEY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST LINE OF SAID ALLEY A DISTANCE OF TEN AND THIRTY FIVE HUNDREDTHS (10.35) FEET TO A POINT IN THE PROPERTY LINE OF THE GRANTEE; THENCE ALONG SAID PROPERTY LINE OF THE GRANTEE FORMING AN INTERIOR ANGLE OF 118° 52' 20" A DISTANCE OF TWENTY TWO AND SEVENTY NINE HUNDREDTHS (22.79) FEET TO A POINT; THENCE ALONG SAID PROPERTY LINE OF THE GRANTEE AND PARALLEL TO SAID FIFTEEN (15) FOOT ALLEY A DISTANCE OF FORTY ONE AND FORTY FIVE HUNDREDTHS (41.45) FEET TO A POINT IN THE LOT LINE BETWEEN LOTS 1 AND 2 OF SAID SUBDIVISION; THENCE NORTHWESTWARDLY ALONG THE LAST NAMED LINE A DISTANCE OF ONE HUNDRED THIRTY (130) FEET TO A POINT IN THE SOUTHEAST LINE OF CHESTNUT STREET; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE OF CHESTNUT STREET A DISTANCE OF TWELVE AND FIFTY TWO HUNDREDTHS (12.52) FEET TO THE POINT OF BEGINNING, CONTAINING ELEVEN HUNDREDTHS (0.11) ACRE, MORE OR LESS.

PARCEL 3

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 120, 121, 122 AND THE EASTERLY 15 FEET OF LOT NO. 123 ON THE PLAN OF HUMPHREY, HOUSTON & MARTIN'S ADDITION, AS OF RECORD IN BOOK 36, PAGE 117 REVISED IN BOOK 974, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS AND PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 165 FEET ON THE NORTH SIDE OF HOUSTON STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

TOGETHER WITH THAT PORTION OF BROWN STREET ABANDONED BY BILL NO. 1005 AND FORMER ALLEY NO. 181 AND 184 AS ABANDONED BY ORDINANCE BILL NO. 086-1466.

PARCEL 4

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 2, AS SHOWN ON THE MAP ENTITLED MAY MILLS PLACE, OF RECORD IN BOOK 9700, PAGE 506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAY HOSIERY PARTNERSHIP, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201502110012828, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SURVEY DESCRIPTION

PARCELS 1-3 (COMBINED)

DAVIDSON COUNTY PROPERTY MAP 105-03, PARCELS 171, 174, 178, AND 179

BEING LAND IN THE URBAN SERVICES DISTRICT, SEVENTEENTH COUNCIL MANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING GENERALLY LOCATED TO THE SOUTH OF CHESTNUT STREET, SOUTHWEST OF THE CSX RAILROAD, WEST OF BROWN STREET, NORTH OF HOUSTON STREET, AND NORTHEAST OF MARTIN STREET. BEING ALL OR PORTIONS OF LOTS 1-9, 4A, 120-128 ON THE MAP OF PART OF THE HOUSTON & HUMPHREY'S ADDITION OF RECORD IN PLAT BOOK 974, PAGE 7, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY QUADRANT OF THE INTERSECTION OF CHESTNUT STREET (60' RIGHT-OF-WAY) AND MARTIN STREET (60' RIGHT-OF-WAY);

THENCE, WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID CHESTNUT STREET N 44° 59' 31" E, 459.52 FEET TO THE SOUTHERLY LINE OF THE CSX RAILROAD PROPERTY;

THENCE, WITH SAID CSX RAILROAD PROPERTY THE FOLLOWING CALLS:

RUNNING 55 FEET FROM AND PARALLEL TO CSX'S NORTH BOUND MAIN TRACK S 64° 15' 59" E, 158.88 FEET, S 44° 59' 31" W, 9.90 FEET TO 68.6 FEET FROM SAID CSX'S NORTH BOUND MAIN TRACK MEASURED AT RIGHT ANGLES, S 73° 41' 27" E, 54.05 FEET TO 55.5 FEET FROM SAID CSX'S NORTH BOUND MAIN TRACK MEASURED AT RIGHT ANGLES,

S 06° 57' 20" E, 8.91 FEET TO 63 FEET FROM SAID CSX'S NORTH BOUND MAIN TRACK MEASURED AT RIGHT ANGLES, RUNNING 63 FEET FROM AND PARALLEL TO CSX'S NORTH BOUND MAIN TRACK S 64° 15' 59" E, 29.70 FEET TO AN IRON ROD (OLD) AT CENTER OF THE TERMINUS OF THE ABANDONED RIGHT-OF-WAY OF BROWN STREET;

THENCE, WITH THE CENTER OF SAID ABANDONED RIGHT-OF-WAY OF BROWN STREET S 06° 57' 20" E, 114.97 FEET TO THE NORTHERLY CENTERLINE OF BROWN STREET;

THENCE, ALONG THE TERMINUS OF SAID BROWN STREET S 83° 02' 40" W, 25.00 FEET TO THE NORTHWESTERLY TERMINUS OF THE ABANDONED RIGHT-OF-WAY OF BROWN STREET (50' RIGHT-OF-WAY);

THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF BROWN STREET S 06° 57' 20" E, 164.97 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HOUSTON STREET (50' RIGHT-OF-WAY);

THENCE, WITH SAID HOUSTON STREET S 83° 30' 03" W, 431.54 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID MARTIN STREET;

THENCE, WITH SAID MARTIN STREET N 45° 48' 11" W, 168.82 FEET TO THE POINT OF BEGINNING;

CONTAINING 158,350 SQUARE FEET OR 3.64 ACRES, MORE OR LESS;

NOTE: INCLUDED IN THE COMBINED DESCRIPTION AND THE PARCEL I DESCRIPTION BELOW IS A 15 FOOT ALLEY LOCATED BETWEEN LOTS 4 AND 4A ON THE PLAT OF RECORD IN BOOK 974, PAGE 7, SAID REGISTER'S OFFICE. NO INSURANCE IS AFFORDED AS TO THE OWNERSHIP OF THAT ALLEY.

PARCEL I

DAVIDSON COUNTY PROPERTY MAP 105-03, PARCELS PO/171, 174, AND 179

BEING LAND IN THE URBAN SERVICES DISTRICT, SEVENTEENTH COUNCIL MANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING GENERALLY LOCATED TO THE SOUTH OF CHESTNUT STREET, SOUTHWEST OF THE CSX RAILROAD, WEST OF BROWN STREET, NORTH OF HOUSTON STREET, AND NORTHEAST OF MARTIN STREET. BEING ALL OR PORTIONS OF LOTS 1-9, 4A, 120-128 ON THE MAP OF PART OF THE HOUSTON & HUMPHREY'S ADDITION OF RECORD IN PLAT BOOK 974, PAGE 7, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY QUADRANT OF THE INTERSECTION OF CHESTNUT STREET (60' RIGHT-OF-WAY) AND MARTIN STREET (60' RIGHT-OF-WAY);

THENCE, WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID CHESTNUT STREET N 44° 59' 31" E, 447.00 FEET TO THE COMMON CORNER OF LOT 1 AND LOT 2 AS SHOWN ON MAP OF PART OF THE HOUSTON & HUMPHREY'S ADDITION OF RECORD IN PLAT BOOK 974, PAGE 7, R.O.D.C.;

THENCE, WITH SAID LOT 1, S 45° 48' 11" E, 130.00 FEET TO TRACT 2; THENCE, WITH SAID TRACT 2 N 41° 06' 27" E, 40.85 FEET;

THENCE, S 73° 41' 27" E, CONTINUING WITH SAID SEVERANCE LINE 25.95 FEET TO THE CSX RAILROAD RIGHT-OF-WAY AND CONTINUING ALONG THE CSX RIGHT-OF-WAY 54.05 FEET FOR A TOTAL DISTANCE OF 80.00 FEET TO 55.5 FEET FROM SAID CSX'S NORTH BOUND MAIN TRACK MEASURED AT RIGHT ANGLES;

THENCE, WITH SAID CSX RIGHT-OF-WAY THE FOLLOWING CALLS:

S 06° 57' 20" E, 8.91 FEET TO 63 FEET FROM SAID CSX'S NORTH BOUND MAIN TRACK MEASURED AT RIGHT ANGLES, RUNNING 63 FEET FROM AND PARALLEL TO CSX'S NORTH BOUND MAIN TRACK S 64° 15' 59" E, 29.70 FEET TO AN IRON ROD (OLD) AT CENTER OF THE TERMINUS OF THE ABANDONED RIGHT-OF-WAY OF BROWN STREET;

THENCE, WITH THE CENTER OF SAID ABANDONED RIGHT-OF-WAY OF BROWN STREET S 06° 57' 20" E, 114.97 FEET TO THE NORTHERLY CENTERLINE OF BROWN STREET;

THENCE, ALONG THE TERMINUS OF SAID BROWN STREET S 83° 02' 40" W, 25.00 FEET TO THE NORTHWESTERLY TERMINUS OF THE ABANDONED RIGHT-OF-WAY OF BROWN STREET (50' RIGHT-OF-WAY);

THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF BROWN STREET S 06° 57' 20" E, 7.50 FEET TO THE CENTER OF CLOSED ALLEY NO. 181 AND THE NORTH LINE OF TRACT III;

THENCE, WITH SAID WESTERLY LINE OF TRACT III, S 83° 30' 03" W, 165.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID MARTIN STREET;

THENCE, WITH SAID CENTER OF CLOSED ALLEY NO. 184, S 06° 57 20" E, 157.47 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID MARTIN STREET;

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THENCE, WITH MARTIN STREET S 83° 30' 03" W, 266.54 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SAID MARTIN STREET;

THENCE, WITH SAID MARTIN STREET N 45° 48' 11" W, 168.82 FEET TO THE POINT OF BEGINNING; CONTAINING 127,727 SQUARE FEET OR 2.93 ACRES, MORE OR LESS;

PARCEL II

DAVIDSON COUNTY PROPERTY MAP 105-03, PARCELS P0/171

BEING LAND IN THE URBAN SERVICES DISTRICT, SEVENTEENTH COUNCIL MANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING GENERALLY LOCATED TO THE SOUTH OF CHESTNUT STREET, SOUTHWEST OF THE CSX RAILROAD, WEST OF BROWN STREET, NORTH OF HOUSTON STREET, AND NORTHEAST OF MARTIN STREET. BEING ALL OR PORTIONS OF LOTS 1-9, 4A, 120-128 ON THE MAP OF PART OF THE HOUSTON & HUMPHREY'S ADDITION OF RECORD IN PLAT BOOK 974, PAGE 7, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHEASTERLY RIGHT-OF-WAY OF CHESTNUT STREET (60' RIGHT-OF-WAY) AT THE COMMON CORNER OF LOT 1 AND LOT 2 AS SHOWN ON MAP OF PART OF THE HOUSTON & HUMPHREY'S ADDITION OF RECORD IN PLAT BOOK 974, PAGE 7, R.O.D.C.;

THENCE, WITH SAID CHESTNUT STREET N 44° 59' 31" E, 12.52 FEET TO THE CSX RAILROAD RIGHT-OF-WAY; THENCE, WITH SAID CSX RAILROAD RIGHT-OF-WAY THE FOLLOWING CALLS:

RUNNING 55 FEET FROM AND PARALLEL TO CSX'S NORTH BOUND MAIN TRACK S 64° 15' 59" E, 158.88 FEET; S 44° 59' 31" W, 9.90 FEET TO 68.6 FEET FROM SAID CSX'S NORTH BOUND MAIN TRACK MEASURED AT RIGHT ANGLES;

THENCE, WITH TRACT 1 THE FOLLOWING CALLS:

N 73° 41' 27" W, 25.95 FEET,

S 41° 06' 27" W, 40.85 FEET TO THE COMMON LINE BETWEEN SAID LOTS 1 AND LOT 2;

THENCE, WITH SAID LOT 2, N 45° 48' 11" W, 130.00 FEET TO THE POINT OF BEGINNING; CONTAINING 4,641 SQUARE FEET OR 0.11 ACRES, MORE OR LESS;

PARCEL III

DAVIDSON COUNTY PROPERTY MAP 105-03, PARCELS 178

BEING LAND IN THE URBAN SERVICES DISTRICT, SEVENTEENTH COUNCIL MANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING GENERALLY LOCATED TO THE SOUTH OF CHESTNUT STREET, SOUTHWEST OF THE CSX

RAILROAD, WEST OF BROWN STREET, NORTH OF HOUSTON STREET, AND NORTHEAST OF MARTIN STREET. BEING ALL OR PORTIONS OF LOTS 1-9, 4A, 120-128 ON THE MAP OF

PART OF THE HOUSTON & HUMPHREY'S ADDITION OF RECORD IN PLAT BOOK 974, PAGE 7, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF HOUSTON STREET (50' RIGHT-OF-WAY) AND BROWN STREET (50' RIGHT-OF-WAY);

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID HOUSTON STREET S 83° 30' 03" W, 165.00 FEET TO TRACT 1;

THENCE, WITH SAID TRACT 1, N 06° 57' 20" W, 157.47 FEET TO THE CENTER OF CLOSED ALLEY NO. 181 AND THE SOUTH LINE OF TRACT I;

THENCE, WITH SAID CENTER OF CLOSED ALLEY NO. 181, N 83° 30' 03" E, 165.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID BROWN STREET;

THENCE, WITH SAID BROWN STREET S 06° 57' 20" E, 157.47 FEET TO THE POINT OF BEGINNING; CONTAINING 25,981 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MAY HOSIERY PARTNERSHIP, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201502110012829, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE ALSO BEING LOTS 87 & 88 AND PART OF A CLOSED ALLEY ON THE PLAN OF HUMPHREY, HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE AS OF RECORD IN BOOK 1, PAGE 35, CHANCERY COURT IN NASHVILLE, ALSO OF RECORD IN BOOK 36, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MAG NAIL AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HUMPHREYS STREET, 50 FEET IN WIDTH, AND THE EASTERLY RIGHT-OF-WAY LINE OF MARTIN STREET, 50 FEET IN WIDTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF MARTIN STREET, NORTH 07 DEG 28 MIN 07 SEC EAST, 157.50 FEET TO AN IRON ROD SET IN THE CENTER OF AN UNIMPROVED AND CLOSED ALLEY, ABANDONED ALLEY NUMBER 189;

THENCE WITH THE CENTER OF SAID ALLEY, SOUTH 82 DEG 09 MIN 57 SEC EAST, 100.00 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY CONVEYED TO M.D.H.A. OF RECORD IN BOOK 6604, PAGE 196;

THENCE WITH THE WESTERLY LINE OF SAID M.D.H.A., SOUTH 07 DEG 28 MIN 07 SEC WEST, 157.50 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF HUMPHREYS STREET;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HUMPHREYS STREET, NORTH 82 DEG 09 MIN 57 SEC WEST, 100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 15,750 SQUARE FEET OR 0.362 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MAY HOSIERY PARTNERSHIP LLC BY DEED OF RECORD IN INSTRUMENT NO. 201712220130811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Rights of parties in possession not shown by the Public Records.

Tract I

3. All matters shown on that portion of Plat Book 974, page 7, depicting the Map of Part of The Humphrey Houston & Martin Addition to Nashville, as partially modified by the Plat of May Mills Place recorded in Plat Book 9700, page 506, in the Register's Office of Davidson County, Tennessee.

4. Subject to terms, conditions, easements, restrictions and reservations in Ordinance No. 086-1466.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201710310111671, in the Register's Office for Davidson County, Tennessee.

6. Rights of the Railroad Company to expand its right of way to its full charter width.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by G. Scott Carter, RLS #2391, Clint Elliot Survey on 2/25/2019 designated Project ID. Chestnut 427:

   a. 6" PVC pipe runs through South Western portion of the land
   b. 8" PVC pipe through South and Eastern portions of the land
   c. Overhead electric lines cross the Northern portion of the land without apparent benefit of easement
   d. Rock wall encroaches over Eastern boundary line

Tract II

8. All matters shown on plat of record in Plat Book 36, page 117, in the Register's Office of Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems from May Hosiery Partnership LLC to Metropolitan Government, of record in Instrument No. 201811050109418, in the Register's Office of Davidson County, Tennessee.

10. Terms, conditions and easements as contained in Ordinance No. 098-1156.

11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by G. Scott Carter, RLS #2391, Clint Elliot Survey on 2/25/2019, designated Project ID. Martin 1214-1220:

    a. Fence encroaches over Northern boundary line
    b. Fence meanders along Eastern boundary line
    c. 18" SA line encroaches over Northern boundary line

True Copy Certification

I, Jay H. Smith, 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 Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

