Karen Johnson Davidson County
Batch# 236978 DEEDWARRSP
05/31/2019 10:38:30 AM 6 pgs
Fees: $33.00 Taxes: $19,425.00
20190531-0051839

This instrument was prepared by:
Eversheds Sutherland (US) LLP
999 Peachtree St. NW, Suite 2300
Atlanta, Georgia 30309
Attn: Pedro Dorado

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 948709

SPECIAL WARRANTY DEED

FROM: NEUHOFF ACQUISITION LLC, as Grantor

TO: NEUHOFF ACQUISITION II LLC, as Grantee

Address New Owner as follows:	Send Bills for Real Property Taxes	Map/Parcel Numbers
Neuhoff Acquisition II LLC c/o J.P. Morgan Asset Management 383 Madison Avenue New York NY 10017	Same	Map 082-9 Parcels 469.00, and 470.00

STATE OF NEW YORK:
COUNTY OF NEW YORK:

The actual consideration or value for this transfer is $5,250,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2019.

Notary Public

My Commission Expires: December 4, 2022

PATRICIA A. BANKS
Notary Public - State of New York
NO. 01BA6156801
Qualified in New York County
My Commission Expires Dec 4, 2022

THIS SPECIAL WARRANTY DEED is from **NEUHOFF ACQUISITION LLC**, a Delaware limited liability company (the "Grantor"), to **NEUHOFF ACQUISITION II LLC**, a Delaware limited liability company (the "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey, unto Grantee and its successors and assigns, the following (collectively, the "Premises"): all the real property situate, lying and being in Davidson County, Tennessee and more particularly described in Exhibit A hereto (the "Land"), and all buildings and permanent improvements located on the Land, subject to the matters set forth on Exhibit B hereto.

Together with the Premises, all rights, privileges and easements appurtenant to the Land, including all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, alley or right-of-way, open or closed, private or publicly dedicated, adjacent to or abutting the Land.

Notwithstanding any reference to acreage or square footage contained in the description of the property conveyed hereby, Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property conveyed hereby. Grantor further makes no representation or warranty, express or implied, with respect to the ownership of oil, gas or other minerals located on, under or within the property conveyed hereby.

The description or the Land set forth in Exhibit A hereto was prepared from a survey made by Donlon Land Surveying, LLC. dated April 9, 2019, designated as Job No. 219022.

The Land is improved property with a street address of 1402 2nd Avenue North, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD the Premises to Grantee, and its successors and assigns, forever, together with all rights, privileges, easements and appurtenances belonging to or benefiting the Premises.

Grantor does further covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Premises to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the Premises or any part thereof by, through or under Grantor, but not otherwise, and subject to the matters set forth herein to which this conveyance is made subject.

[Signatures in Following Page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 28 day of May, 2019.

NEUHOFF ACQUISITION LLC,
a Delaware limited liability company

By: Commingled Pension Trust Fund (Special Situation Property) of JPMorgan Chase Bank, N.A., a trust governed by the laws of the State of New York, its sole member

By: JPMorgan Chase Bank, N. A., not individually, but solely in its capacity as trustee

By: _____
Name: Robert ~~Niedzwiecki~~
Title: Executive Director

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robert Niedzwiecki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of JPMorgan Chase Bank, N.A., not individually, but solely in its capacity as trustee, of the Commingled Pension Trust Fund (Special Situation Property) of JPMorgan Chase Bank, N.A. a trust governed by the laws of the State of New York, the sole member of NEUHOFF ACQUISITION LLC, a Delaware limited liability company, the within named bargainor, and that he as such manager, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company.

Witness my hand and seal, at office in New York, New York , this 22nd day of May, 2019.

_____
Notary Public

My commission expires: December 4, 2022 [SEAL]

PATRICIA A. BANKS
Notary Public - State of New York
NO. 01BA6156801
Qualified in New York County
My Commission Expires Dec 4, 2022

Exhibit A

Legal Description of the Property

BEING A TRACT OF LAND IN THE 19TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE INTERSECTION OF TAYLOR STREET AND SECOND AVENUE NORTH ALSO BEING THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND. THENCE LEAVING TAYLOR STREET WITH THE EASTERLY MARGIN OF SECOND AVENUE NORTH N 27°04'53"W 298.96' TO AN 'X' FOUND IN THE CONCRETE; THENCE LEAVING SAID RIGHT-OF-WAY N 62°59'44"E 174.94' TO A FENCE CORNER;
THENCE S 27°08'07"E 199.62' TO AN IRON PIN FOUND;
THENCE S 26°59'31"W 99.78' TO A MAGNETIC NAIL FOUND IN THE NORTHERLY MARGIN OF TAYLOR STREET;
THENCE WITH SAID RIGHT-OF-WAY S 63°08'26"W 174.97' TO THE POINT OF BEGINNING. CONTAINING 52,368.00 SF OR 1.20 ACRES MORE OR LESS.

Said legal description according to ALTA/NSPS Land Title Survey of Tax Map 82-09, Parcel 469.00 & 470.00, prepared by Timothy Mark Donlon, RLS Tennessee No. 2297, with Donlon Land Surveying, LLC, dated April 9, 2019, designated as Job No. 219022, signed and sealed on May 24, 2019.

Being the same property conveyed to Neuhoff Acquisition LLC, a Delaware limited liability company, by Special Warranty Deed from Germantown Creative, a Delaware limited partnership, of record as Instrument No. 20190529-0050901, dated May 28, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

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

2. Matters shown on ALTA/NSPS Land Title Survey of Tax Map 82-09, Parcel 469.00 & 470.00, prepared by Timothy Mark Donlon, RLS Tennessee No. 2297, with Donlon Land Surveying, LLC, dated April 9, 2019, designated as Job No. 219022.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend 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: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA