WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $ 4,125,000 Jane M. Pomeroy Subscribed and sworn to before me, this the 14 day of June, 2019. Andrew J. Bellm Notary Public My Commission Expires: 8/20/19

Karen Johnson Davidson County
Batch# 243680 DEEDWARR
06/17/2019 09:22:14 AM 4 pgs
Fees: $23.00 Taxes: $15,262.50

20190617-0057720

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville OZ Propco I, LLC c/o HMB Legal Counsel Attn: Kristin Dunlap 500 West Madison Suite 3700 Chicago, IL 60661	093-15-0-143.00; and 093-15-0-145.00	Nashville OZ Propco I, LLC c/o HMB Legal Counsel Attn: Kristin Dunlap 500 West Madison Suite 3700 Chicago, IL 60661

FOR AND IN CONSIDERATION of the consideration set forth above, the receipt and sufficiency of which is hereby acknowledged, JANE M. POMEROY, EXECUTRIX OF THE ESTATE OF DAVE GLENN POMEROY, SR. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to NASHVILLE OZ PROPCO I, LLC, A DELAWARE LIMITED LIABILITY COMPANY (the "Grantee"), and its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all improvements thereon, any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, rights-of-way, riparian rights and easements affecting or appurtenant to said land (collectively, the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters referenced in or disclosed by the Pro Forma Title Policy, being File No. 185454, issued by Old Republic Title Insurance Company in connection with the conveyance hereby and matters shown on that certain ALTA/NSPS Land Title & Topographic Survey of the Property prepared by L. Brandon Lambert, a registered land surveyor no 2828, and dated June 5, 2019; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, municipally known as 915 and 919 5th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, subject to the express foregoing exceptions, unto the Grantee, its successors and assigns, in fee simple, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds Grantor and Grantor's successors, assigns and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the 14 day of June, 2019.

GRANTOR:

JANE M. POMEROY, EXECUTRIX OF THE ESTATE OF DAVE GLENN POMEROY, SR.

By: Jane M. Pomeroy
Jane M. Pomeroy, Executrix

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jane M. Pomeroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Dave Glenn Pomeroy, Sr., the within named bargainor, and that she as Executrix, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executrix.

WITNESS my hand, at office, this 14 day of June, 2019.

Andrew J. Bell
NOTARY PUBLIC

My Commission Expires: 8/20/19

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Parcel A

Land in Davidson County, Tennessee, being the south 41.5 feet of the north 61 feet of Lot No. 99 on the Map of Barrow Grove, of record in Book S, page 279, Register's Office for said County, as follows:

Said part of said lot fronts 41.5 feet on the westerly side of Fifth Avenue South and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to GRAPHIC PROCESS, INC., by deed from MARTHA ALMA WALL, of record in Book 4806, page 230, dated April 11, 1974, said Register's Office. GRAPHIC PROCESS, INC. further conveyed said property to JANE M. POMEROY, EXECUTRIX of the ESTATE of DAVE GLENN POMEROY, SR., by Quitclaim Deed of record as Instrument Number 20170721-0074165, dated July 21, 2017, said Register's Office.

Parcel B

Land in Davidson County, Tennessee, being the southerly part of Lot No. 99, as shown on the map entitled Barrow Grove, of record in Book S, Page 279, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northeast corner of the A. B. Goodwin Lot, (formerly W:M. McCarthy) supposed to be the corner of Lots Nos. 99 and 100 on said plan, running thence northerly with the westerly margin of Fifth Avenue, South (formerly Sumner Street) fifty feet, more or less, to May's (formerly Tolmie's) southeast corner; thence westerly with May's southerly line 210 feet to an alley; thence southerly with said alley fifty feet, more or less, to said Goodwin's northwest corner; thence easterly within north line, 210 feet to the beginning.

Being the same property conveyed to GRAPHIC PROCESS, INC., by deed from BASS STREET LAND COMPANY, INC., of record in Book 5679, Page 450, dated September 30, 1980, said Register's Office. GRAPHIC PROCESS, INC. further conveyed said property to JANE M. POMEROY, EXECUTRIX of the ESTATE of DAVE GLENN POMEROY, SR., by Quitclaim Deed of record as Instrument Number 20170721-0074165, dated July 21, 2017, said Register's Office.

TRACT 2

Land in Davidson County, State of Tennessee, being part of Lot No. 100 in Barrow Grove addition, fronting 60 feet on West side of Sumner Street, now 5th Avenue South between Mulberry Street and Oak Street, more particularly described as follows:

Beginning at the West Margin of South Sumner Street at a stone at the N.E. corner of said Lot No. 100; thence Southwardly along the West margin of said street, 60 feet to a stone fronting the line of Chase lot; thence running West with Chase's North line and at right angles to Sumner Street 210 feet to a corner stone in an alley, thence north along the east line of said alley 60 feet to a corner; thence east along the north line of said Lot No. 100, 210 feet to the beginning.

Being the same property conveyed to GRAPHIC PROCESS, INC., by deed from AMPRITE ELECTRIC COMPANY, INC., of record as Instrument Number 20020919-0114103, dated September 17, 2002, said Register's Office. GRAPHIC PROCESS, INC. further conveyed said property to JANE M. POMEROY, EXECUTRIX of the ESTATE of DAVE GLENN POMEROY, SR., by Quitclaim Deed of record as Instrument Number 20170721-0074165, dated July 21, 2017, said Register's Office.