This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 243680 DEEDQC
06/17/2019 09:22:14 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190617-0057721

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	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 One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JANE M. POMEROY, EXECUTRIX OF THE ESTATE OF DAVE GLENN POMEROY, SR.** (the "Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **NASHVILLE OZ PROPCO I, LLC, A DELAWARE LIMITED LIABILITY COMPANY** ("Grantee"), and its successors and assigns forever, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on Exhibit A attached hereto and incorporated herein.

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

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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 Page Follows on Next Page]

[Signature Page to Quitclaim Deed]

WITNESS this the 14th 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

Affidavit of Consideration

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Jason M Pomeroy
AFFIANT

Subscribed and sworn to before me, this 14th day of June, 2019.

Andrew J. Bell
Notary Public

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/20/19

EXHIBIT A

Description of Property

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee, and being portions of Lots 99 and 100 as recorded in Plat Book S, Page 279, Register's Office of Davidson County, Tennessee (RODC). Tract being bounded on the east by the western Right of Way (ROW) of 5th Avenue South (49.5' wide); bounded on the south by a portion of said Lot 100, being Pickney Real Estate, LLC, as recorded in Instrument Number 201601140004099, RODC; bounded on the west by the eastern ROW of Alley #71 (16' wide); and bounded on the north by the southern ROW of Carroll Street (width varies). Tract being more particularly described as follows:

POINT OF BEGINNING being a found 5/8" iron rod lying on the southwest ROW intersection of said Carroll Street and 5th Avenue South; thence along said western ROW of 5th Avenue South South 27°38'32" East 151.50 feet to a set point; thence along the common line of said Pickney Real Estate, LLC, South 62°21'28" West 210.00 feet to a set point; thence along said eastern ROW of Alley #71 North 27°38'32" West 151.50 feet to a set point; thence along said southern ROW of Carroll Street North 62°21'28" East 210.00 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Tract contains 31,815 square feet, or 0.73 acres.