WARRANTY DEED

Karen Johnson Davidson County
Batch# 243682 DEEDWARR
06/17/2019 09:24:11 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00

20190617-0057724

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $ 1,000,000.

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

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 II, LLC c/o HMB Legal Counsel Attn: Kristin Dunlap 500 West Madison Suite 3700 Chicago, IL 60661	093-15-0-171.00; 093-15-0-172.00; and 093-15-0-173.00	Nashville OZ Propco II, 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 II, 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. 185454A, 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 unimproved property, municipally known as 922 and 0 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. Bellm
NOTARY PUBLIC

My Commission Expires: 8/20/19

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 3

Being the northerly 26 feet of Lot No. 64 and the southerly 30 feet of Lot No. 65 in Barrow Grove Plan, as of record in Book "S", page 279, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 5th Avenue South, formerly South Sumner Street, at a point 30 feet northerly from the southwest corner of said Lot No. 65; thence with the easterly margin of said Avenue, southerly 56 feet; thence at right angles, easterly, 176 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 56 feet to a point 30 feet northerly from the southeast corner of said lot No. 65; thence westerly 176 feet to the beginning.

Being part of the same property conveyed to GRAPHIC PROCESS, INC., by Installment Deed from ANDREW J. WEHBY and CHARLES T. WEHBY, of record in book 5577, page 591, dated March 11, 1980, said Register's Office. GRAPHIC PROCESS, INC., further conveyed said property to DAVE G. POMEROY and JAMES O. JACKSON, as tenants in common, by deed of record in book 6759, page 215, dated January 9, 1986, said Register's Office. JAMES O. JACKSON and wife, JERRY I. JACKSON conveyed their interest to DAVE G. POMEROY by Quitclaim Deed of record in Book 7975, page 879, dated OCTOBER 26, 1989, said Register's Office. DAVE G. POMEROY died testate on or about September 7, 2015. Pursuant to the terms of the will of record in Docket No. 15P1551 in the Seventh Circuit Court for Davidson County, Tennessee, said property is to be treated as part of the probate estate. Pursuant to the Agreed Order Approving Contract For Sale & Purchase dated November 30, 2018 of record in Docket No. 15P1551 in the Seventh Circuit Court for Davidson County, Tennessee, JANE POMEROY, EXECUTRIX has been authorized to sell and convey said property.

TRACT 4

Being part of Lot No. 64 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:

Said land fronts 66 feet on the east side of Fifth Avenue, South and runs back between parallel lines 176 feet to a dead line which measures 66 feet thereon.

Being part of the same property conveyed to GRAPHIC PROCESS, INC., by Installment Deed from ANDREW J. WEHBY and CHARLES T. WEHBY, of record in book 5577, page 588, dated March 11, 1980, said Register's Office. GRAPHIC PROCESS, INC., further conveyed said property to DAVE G. POMEROY and JAMES O. JACKSON, as tenants in common, by deed of record in book 6759, page 215, dated January 9, 1986, said Register's Office. JAMES O. JACKSON and wife, JERRY I. JACKSON conveyed their interest to DAVE G. POMEROY by Quitclaim Deed of record in Book 7975, page 879, dated OCTOBER 26, 1989, said Register's

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