Karen Johnson Davidson County
Batch# 249147 DEEDQC
06/26/2019 04:03:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190626-0062088

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
520 Cowan LP 6 E. Monroe Street, Suite 300 Chicago, Illinois 60603	(same)	Map 82-10 Part of Parcel 5

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2019.

OFFICIAL SEAL
CHRISTINE GALVANAUSKAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/20/23

NOTARY PUBLIC
My Commission Expires: 06/20/2023

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, 520 Cowan LP, a Tennessee limited partnership ("Grantor"), by its presents, does hereby quitclaim and convey unto 520 Cowan LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land situated in the Fifth Councilmanic District of Nashville, Davidson County, Tennessee, bounded on the west by the Cumberland River and bounded on the east by 520 Cowan, LLC, of record in Instrument No. 201703060021664, Register's Office for said County and being more particularly described as follows:

Beginning at an iron rod (old) at the southwest corner of 520 Cowan, LLC, property, Davidson County Parcel No. 08210000500;

Thence, with the line of Cowan Street properties, of record in Instrument No. 201606150060557, North 83°48'33" West, a distance of 150.59 feet to the approximate top of bank of the river;

Thence, with the approximate top of bank of the river for the following 22 calls:

Thence, North 09°26'56" West, a distance of 35.30 feet;
Thence, North 02°17'26" East, a distance of 40.95 feet;
Thence, North 12°59'41" West, a distance of 98.27 feet;
Thence, North 72°45'31" West, a distance of 24.85 feet;
Thence, North 07°12'51" West, a distance of 65.17 feet;
Thence, North 62°21'14" East, a distance of 38.80 feet;
Thence, North 13°43'51" West, a distance of 186.20 feet;
Thence, North 05°54'22" West, a distance of 47.72 feet;
Thence, North 03°43'53" East, a distance of 37.73 feet;
Thence, North 31°55'15" East, a distance of 58.82 feet;
Thence, North 05°21'21" East, a distance of 52.61 feet;
Thence, North 32°44'07" East, a distance of 13.62 feet;
Thence, North 07°45'55" West, a distance of 36.34 feet;
Thence, North 51°58'52" West, a distance of 57.14 feet;
Thence, North 10°07'29" West, a distance of 46.56 feet;
Thence, North 08°17'50" East, a distance of 39.70 feet;
Thence, North 41°59'14" East, a distance of 33.03 feet;
Thence, North 10°26'15" West, a distance of 63.25 feet;
Thence, North 30°04'07" West, a distance of 35.94 feet;
Thence, North 04°05'08" East, a distance of 34.46 feet;
Thence, North 13°11'26" West, a distance of 53.80 feet;
Thence, North 32°54'19" East, a distance of 16.57 feet;
Thence, North 00°03'14" West, a distance of 206.73 feet;

Thence, with the south line of 600 Cowan, LP, of record as Instrument No. 201611020115904, said Register's Office, South 83°05'01" East, a distance of 35.81 feet to iron rod (old) at the northwest corner of 520 Cowan, LLC; Thence, with the west lines of 520 Cowan, LLC for the following 4 calls:

Thence, South 06°20'27" West, a distance of 174.11 feet;
Thence, South 08°07'33" East, a distance of 493.77 feet;
Thence, South 03°07'33" East, a distance of 316.90 feet;
Thence, South 27°36'33" East, a distance of 289.46 feet to the Point of Beginning. Containing 1.47 acres, more or less.

Being part of the property conveyed to 520 Cowan LP, by deed from Cherokee Marine Terminal, LLC, a Tennessee limited liability company, of record as Instrument No. 20170306-0021664, said Register's Office.

This is unimproved property and is currently part of the property known as known as 520 Cowan Street, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2019.

520 COWAN LP, a Tennessee limited partnership

By: 520 Cowan GP LLC,
an Illinois limited liability company,
its General Partner

By: Monroe Asset Management LLC,
an Illinois limited liability company,
its Manager

By: MIP Ventures LLC,
an Illinois limited liability company,
its Manager

By: _____
Name: Donald J. Allen
Title: Manager

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald J. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Manager of MIP Ventures LLC, an Illinois limited liability company, the Manager of Monroe Asset Management LLC, an Illinois limited liability company, the Manager of 520 Cowan GP LLC, an Illinois limited liability company, the General Partner of 520 Cowan LP, the within named bargainor, a Tennessee limited partnership, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as a Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of 520 Cowan GP LLC, the General Partner of the limited partnership.

Witness my hand and seal, at office in Chicago, Illinois, this the 25th day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 06/20/2023

OFFICIAL SEAL
CHRISTINE GALVANAUSKAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/20/23

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