Karen Johnson Davidson County
Batch# 251027 DEEDWARRSP
07/01/2019 12:51:30 PM 7 pgs
Fees: $38.00 Taxes: $4,744.11
20190701-0063765

FROM: 520 Cowan LP, a Tennessee limited partnership
TO: NRN Parcel A Owner, LLC, a Delaware limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
NRN Parcel A Owner, LLC c/o Creek Lane Capital, LLC 929 West Adams Street Chicago, Illinois 60607	(same)	Map 82-10 Part of Parcel 5

THIS INSTRUMENT PREPARED BY: Josh Katz, Fried, Frank, Harris, Shriver & Jacobson LLP, One New York Plaza, New York, New York 10004

STATE OF Illinois)
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION TWO HUNDRED EIGHTY_TWO THOUSAND ONE HUNDRED NINETY THREE AND NO/100 DOLLARS ($1,282,193.00).

Affiant

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

Notary Public

My Comm. Expires: 10/9/21

OFFICIAL SEAL
Joy T Yniguez
Notary Public, State of Illinois
My Commission Expires 10/9/21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, 520 COWAN LP, a Tennessee limited partnership (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto NRN PARCEL A OWNER, LLC, a Delaware limited liability company (the "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property and is currently part of the property known as 520 Cowan Street, Nashville, Davidson County, Tennessee 37207.

4849-7529-1034

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

Construction on the Property shall be limited to the densest achievable with Type III-A stick built construction ("**Type III-A**") pursuant to and in accordance with Section 503 of the 2012 International Building Code adopted by Metropolitan Government of Nashville and Davidson County, Tennessee (the "**Building Code**"). Grantor's consent (the "**Consent**") shall be required in connection with the construction of any improvements on the Property having a height for occupancy greater than that allowed for Type III-A, as determined in accordance with the Building Code (the "**Height Restriction**"), which consent by Grantor may be given or withheld in Grantor's sole and absolute discretion. The foregoing restriction shall remain in effect unless and until a Transfer (as defined in the Purchase Agreement (as defined below)) occurs with respect to any portion of the Property in accordance with that certain Purchase and Sale Agreement, dated as of March 5, 2019 between 520 Cowan LP, a Tennessee limited partnership, 600 Cowan LP, a Tennessee limited partnership and RN Nashville Holdings QOZB, L.L.C., a Delaware limited liability company (the "**Purchase Agreement**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Grantor covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but not further or otherwise, except as to the Permitted Exceptions, to which this conveyance is expressly made subject.

[*signature page follows*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed effective as of June 28, 2019.

GRANTOR:

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

[*acknowledgment follows*]

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

[SEAL]

My Commission Expires: 06/20/2023

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

4849-7529-1034

[Signature Page to Special Warranty Deed]

Exhibit A

Legal Description

Unit A of 520 Cowan Land Condominium described in the Declaration Establishing 520 Cowan Land Condominium of record as Instrument No. 20190627-0062633, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to such Unit as set forth in Exhibit E of the Declaration Establishing 520 Cowan Land Condominium. Reference is hereby made to the plat of 520 Cowan Land Condominium of record as Exhibit D to the Declaration Establishing 520 Cowan Land Condominium, for a more complete identification and description of such Unit.

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

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. Easements as set forth in Warranty Deed of record in Book 4284, page 20; as corrected in Book 4293, page 73, Register's Office for Davidson County, Tennessee.
3. Easements as set forth in Agreed Final Order of record in Book 5679, page 564, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument No. 200701250010531, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 200701300011996 and in Instrument No. 200704020038958, Register's Office for Davidson County, Tennessee.
6. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
7. Rights of upper and lower riparian owners to the flow of the waters of Cumberland River, free from diminution or pollution.
8. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.
9. Rights of Cherokee Equity Corporation, a Tennessee corporation and Cherokee Marine Terminal, LLC, a Tennessee limited liability company, as tenants only with no rights to purchase.
10. Temporary Construction and Reciprocal Easement Agreement, dated June 27, 2019, by and between 520 Cowan LP, a Tennessee limited partnership, 600 Cowan LP, a Tennessee limited partnership and Cowan Street Properties, a Tennessee general partnership.
11. Declaration Establishing 520 Cowan Land Condominium, dated June 27, 2019, by 520 Cowan LP.
12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Crawford & Cummings, P.C., J. Alan Cummings, RLS No. 2351 on March 26, 2019, designated 17-034:
    a. Fence located on the Southern portion of the Property.
    b. Regulatory Floodway Limit per FEMA
    c. Proposed 25' Floodway Buffer Zone 2
    d. Proposed 50' Floodway Buffer Zone 1

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith 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: 3/3/2020

Notary Seal:

