Karen Johnson Davidson County
Batch# 277914 DEEDWARRSP
08/30/2019 09:32:05 AM 4 pgs
Fees: $23.00 Taxes: $14,800.00
20190830-0087661

This Instrument Prepared By:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Nashville OZ Propco III, LLC 400 N. LaSalle St., Suite 805 Chicago, IL 60654	SAME	Map 93-14 Parcels 524,527, and 528

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STEPHEN DAMBACH AND WIFE KAREN DAMBACH, a married couple residing in Williamson County, Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **NASHVILLE OZ PROPCO III, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The Property is improved real property located at **937, 939 and 941 6th Avenue South, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever in fee simple.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant with Grantee and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however only to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $4,000,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of August, 2019.

Notary Public

My Commission Expires:_____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

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

GRANTOR:

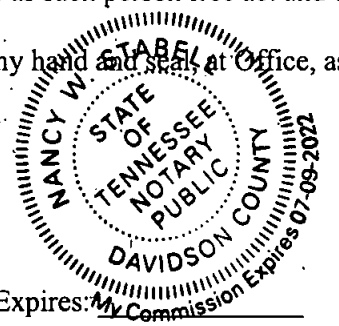
Stephen Dambach

Karen Dambach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of August, 2019, before me personally appeared Stephen Dambach, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand and seal, at Office, as of the 26th day of August, 2019.



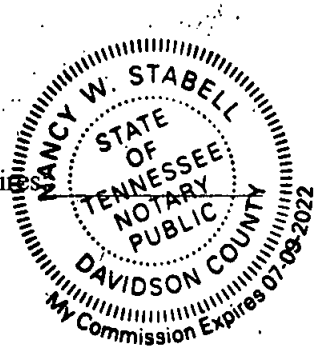
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of August, 2019, before me personally appeared Karen Dambach, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand and seal, at Office, as of the 26th day of August, 2019.



Notary Public

My Commission Expires:

Exhibit A
Property Description

TRACT 1

Parcel A

Land in Davidson County, Tennessee, being Lots Nos. 3 & 4 on the Map of Alexander Campbell and wife's Plan, as of record in Book 18, page 649, Register's Office for said County.

Said lots adjoin and front together 80 feet on the westerly side of 6th Avenue, South and run back between parallel lines 210 feet to an alley.

Parcel B

Land in Davidson County, Tennessee, between Lot No. 2 on the Map of Alexander Campbell and wife's Plan, as of record in Book 18, page 649, Register's Office for said County.

Said lot fronts 40 feet on the westerly side of 6th Avenue, South and runs back between parallel lines 210 feet to an alley.

TRACT 2

Parcel A

Being part of Lots Nos. 7, 8, 9 and 10 and a part of two alleys north and west as shown in A. Campbell and wife's plan of lots in South Nashville, as of record in Book 18, page 649, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Sixth Avenue South, being the Southeast corner of Lot 5 as shown on said plan, and being the northwest corner of New Oak Street and Sixth Avenue South; running thence southwardly along the north margin of New Oak Street to the right of way of the N.C. and St. L. Railroad; thence northwardly along the east margin of said right of way to the southwest corner of said Lot 5; thence along the southerly margin of said Lot 5, to the point of beginning.

Parcel B

Being Lot No. 5 in the plan of Alexander Campbell and wife, said Lot No. 5 fronts 40 feet on the west side of now Sixth Avenue, South and runs back westerly between parallel lines 200 feet to an alley.

Together with the portion of Alley No. 182 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 080-313, of record in the County Court Clerk's Office for said County.

Being the same property conveyed to STEPHEN DAMBACH AND WIFE, KAREN DAMBACH, by deed from RALPH ED BAILEY, of record as Instrument No. 20130314-0025612, dated March 11, 2013, said Register's Office.

Exhibit B
Exclusions

1. General or special taxes and assessments required to be paid for the year 2019 and subsequent years for Map-Par. 093-14-0-528.00 (Tract 1), 093-14-0-527.00 and 093-14-0-524.00 (Tract 2), a lien, but not yet due or payable.

2. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of Subject Property embraced within bounds of Alley No. 182, now closed by Metro Council Bill No. 080-313.