FROM: WOODLAND PARTNERS LP, a Tennessee limited partnership
TO: RAMAN G. DAYAL

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Raman G. Dayal 211 North First Street Nashville, Tennessee 37204	(same)	Map 82-15, Parcel 48

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is SIX MILLION SIX HUNDRED FORTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($6,640,500.00).

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2019.

Notary Public

My Comm. Expires: MAR. 3, 2020

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 299632 DEEDWARRSP
10/11/2019 10:34:18 AM 6 pgs
Fees: $33.00 Taxes: $24,569.85
20191011-0104413

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, WOODLAND PARTNERS LP, a Tennessee limited partnership ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto RAMAN G. DAYAL ("**Grantee**"), his heirs 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 commonly known as 201 Woodland Street, Nashville, Davidson County, Tennessee 37213.

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**").

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

Grantor covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under 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, Grantor has caused this Special Warranty Deed to be executed effective as of October 10, 2019.

GRANTOR:

WOODLAND PARTNERS LP,
a Tennessee limited partnership

By: Woodland Partners 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 Woodland Partners GP LLC, an Illinois limited liability company, the General Partner of Woodland Partners 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 Woodland Partners GP LLC, the General Partner of the limited partnership.

WITNESS my hand and seal, at office in Chicago, Illinois, this the 8th day of October 2019.

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 6, 2020

Penelope A. Faulkner
NOTARY PUBLIC

[SEAL]

My Commission Expires: 6/6/2020

EXHIBIT A

THE PROPERTY

A TRACT OF LAND LYING IN THE 6TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE SOUTH BY WOODLAND STREET, ON THE EAST BY IRONPOWER PROPERTIES, ON THE WEST BY SOUTH SECOND STREET AND ON THE NORTH BY 200 MAIN PARTNERS, LLC. BEING ALL LOTS OF 105 THROUGH 113 ON THE MAP OF DR. JOHN SHELBY'S 3RD ADDITION, EDGEFIELD, AS OF RECORD IN PLAT BOOK 21, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, RIGHT-OF-WAY WIDTH VARIES, AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO IRONPOWER PROPERTIES AS OF RECORD IN INSTRUMENT NO. 20050407-0038550, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY OF SAID WOODLAND STREET, IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1652.66 FEET, A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 32 SECONDS, FOR AN ARC LENGTH OF 196.40 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 42 MINUTES 26 SECONDS WEST, 196.28 FEET; THENCE,

2. SOUTH 65 DEGREES 14 MINUTES 40 SECONDS WEST, 250.45 FEET TO A DRILL HOLE IN CONCRETE (FOUND) AT THE EASTERLY END OF THE NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF SAID WOODLAND STREET AND SOUTH SECOND STREET; THENCE,

3. WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 20.00-FEET, A CENTRAL ANGLI OF 90 DEGREES 00 MINUTES 42 SECONDS, FOR AN ARC LENGTH OF 31.42 FEET TO A P.K. NAIL (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 44 MINUTES 59 SECONDS WEST, 28.27 FEET; THENCE,

4. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, NORTH 24 DEGREES 44 MINUTES 59 SECONDS WEST, 120.32 FEET TO A P.K. NAIL (NEW) IN THE SOUTHERLY MARGIN OF ALLEY NO. 258; THENCE,

5. WITH THE SOUTHERLY MARGIN OF SAID ALLEY NO. 258 IN PART, NORTH 65 DEGREES 15

MINUTES 00 SECONDS EAST, 54.37 FEET TO A POINT IN THE FACE OF THE EXISTING BUILDING, BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO 200 MAIN PARTNERS, LLC, AS OF RECORD IN INSTRUMENT NO. 20150716-0069785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. WITH THE SOUTHERLY PROPERTY LINE OF SAID 200 MAIN PARTNERS, LLC, IN PART, NORTH 64 DEGREES 57 MINUTES 50 SECONDS EAST, 410.00 FEET TO AN IRON ROD (NEW) IN THE NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED IRONPOWER PROPERTIES PROPERTY; THENCE,

7. WITH THE WESTERLY PROPERTY LINE OF SAID IRONPOWER PROPERTIES, SOUTH 25 DEGREES 29 MINUTES 49 SECONDS EAST, 154.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 66,396 SQUARE FEET OR 1.52 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

Being a portion of the property conveyed to Woodland Partners LP, a Tennessee limited partnership, by deed from Morris A. Thurman, Jr. and Charles A. Leach, tenants in common, of record as Instrument No. 20160301-0019493, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem real estate taxes and assessments for public improvements not now due and payable.

2. All matters shown on the Plan of record in Plat Book 21, Page 43, Register's Office for Davidson County, Tennessee.

3. Easement to Southern Bell Telephone and Telegraph of record in Book 3993, Page 718, said Register's Office.

4. Right-of-Way Agreement of record in Book 4077, Page 565, said Register's Office.

5. Restrictive Covenants contained in instruments of record in Book 3616, Page 355, Book 3368, Page 23, Book 10078, Page 364, Book 10169, Page 1, and Book 11625, Page 241, said Register's Office.

6. Notice of Land Use Restrictions of record in Instrument No. 20160217-0014839, said Register's Office.

7. Street closing and any easement(s) retained in Ordinance No. 65-559, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

8. Easements as set out in the Warranty Deed of record in Book 8399, Page 656, said Register's Office.

9. All matters shown or disclosed on that certain ALTA/NSPS Land Title Survey prepared by Clifford McGill, Tennessee Registered Land Surveyor No. RLS 2699, of Azimuth Land Surveying, last dated October 7, 2019, and identified as File Number AZ 632.

10. That certain Lease dated as of July 6, 2015, between Morris Thurman, Jr. and Charles A. Leach, as landlord, and Bounthavy Dipaseuth and wife, Phetsamone Dipaseuth, as tenant.

11. That certain Special Program Parking Management Agreement dated as of June 1, 2016, between Woodland Partners LP, as client, and Stewart Logistics, Inc. d/b/a Stewart Parking Solutions, as manager, as amended by that certain Special Program Parking Management Agreement – Amendment, dated as of April 1, 2017.