Karen Johnson Davidson County
Batch# 340131 DEEDWARRSP
01/08/2020 08:10:30 AM 6 pgs
Fees: $33.00 Taxes: $12,210.00
20200108-0002370

SPECIAL WARRANTY DEED

FROM: Corsair Artisan LLC, a Tennessee limited liability company,
Grantor

TO: 601 Merritt Owner LLC, a Delaware limited liability company,
Grantee

This instrument was prepared by:

J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
601 Merritt Owner LLC 747 N. LaSalle, Suite 450 Chicago, Illinois 60654	SAME AS NEW OWNER	105-07-0-482.00

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The actual consideration or value, whichever is greater, for this transfer is THREE MILLION THREE HUNDRED THOUSAND AND 00/100 DOLLARS ($3,300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of January, 2020.

ALLISON CHANTHAVONG
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 18, 2021

Notary Public

My Commission Expires: May 18 2021

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, CORSAIR ARTISAN LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 601 MERRITT OWNER LLC, a Delaware limited liability company ("Grantee"), and 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, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 601 Merritt Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor does covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature page follows]

202001080002370

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

Grantor:

CORSAIR ARTISAN LLC, a Tennessee limited liability company

By: _____
Darek Bell, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Cortland D. Joyce, a Notary Public of said County and State, personally appeared Darek Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of CORSAIR ARTISAN LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of January, 2020.

_____
Notary Public

My Commission Expires: May 9, 2023

CORTLAND D. JOYCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9 2023

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Hamilton Lands Industrial Subdivision, of record in Book 3600, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CORSAIR ARTISAN LLC, a Tennessee limited liability company, by deed from HUMPHREYS COUNTY PROPERTIES, LLC, a Tennessee limited liability company, of record in Instrument NO. 201711280121185, in the Office of the Register of Deeds for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2020 constitute a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3600, page 58, the Register's Office for Davidson County.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

