FROM: GH INTERSTATE LLC, an Illinois limited liability company
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 37

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 ONE MILLION NINE HUNDRED SEVENTY-FIVE THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS ($1,975,950.00).

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2020.

Notary Public

My Comm. Expires:

WILLIAM TIMOTHY HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Karen Johnson Davidson County
Batch# 363181 DEEDWARRSP
02/26/2020 10:11:41 AM 7 pgs
Fees: $38.00 Taxes: $7,311.02

20200226-0021299

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, GH INTERSTATE LLC, an Illinois limited liability company ("**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 100 Interstate Drive, 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 February 25, 2020.

GRANTOR:

GH INTERSTATE LLC,
an Illinois limited liability company

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 GH Interstate LLC, the within named bargainor, an Illinois limited liability company, 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 liability company by himself as a Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of said limited liability company.

WITNESS my hand and seal, at office in Chicago, Illinois, this the 24th day of February, 2020.

Penelope A. Faulkner
NOTARY PUBLIC

[SEAL]

My Commission Expires: June 6, 2020

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

EXHIBIT A

THE PROPERTY

A TRACT OF LAND IN THE SIXTH (6TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 142, 143, 144 ON THE MAP OF DR. SHELBY'S 3RD ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 21, PAGE 43, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING A PORTION OF ALLEY NO. 258, CLOSED, VACATED AND ABANDONED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BILL NO. 72-104, CITY CLERK'S OFFICE FOR SAID METROPOLITAN GOVERNMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE DRIVE, A 47.3-FOOT WIDE RIGHT-OF-WAY, AT THE NORTHEASTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD (FOUND) BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE WESTERLY RIGHT-OF -WAY LINE OF SAID INTERSTATE DRIVE, AND WITH THE NORTHERLY PROPERTY LINE OF SAID LOT NO. 1, IN PART, SOUTH 66 DEGREES 23 MINUTES 28 SECONDS WEST, 150.15 FEET TO AN IRON ROD (FOUND); THENCE,

2. LEAVING THE NORTHERLY LINE OF SAID LOT NO. 1 AND WITH THE EASTERLY PROPERTY LINE OF THE HUGHES FAMILY INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080512-0048972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 25 DEGREES 15 MINUTES 29 SECONDS WEST, 136.11 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET FRONTAGE ROAD; THENCE,

3. IN A EASTERLY DIRECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET FRONTAGE ROAD, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 654.00-FEET, A CENTRAL ANGLE OF 0 DEGREES 05 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 0.95 FEET TO A IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 30 MINUTES 02 SECONDS EAST, 0.95 FEET; THENCE,

4. CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 662.00-FEET, A CENTRAL ANGLE OF 07 DEGREES 27 MINUTES 57 SECONDS, FOR AN ARC LENGTH OF 86.26 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 86.20 FEET; THENCE,

5. CONTINUING IN A EASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF

125.20-FEET, A CENTRAL ANGLE OF 21 DEGREES 32 MINUTES 38 SECONDS , FOR AN ARC LENGTH OF 47.08 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 05 MINUTES 34 SECONDS EAST, 46.80 FEET; THENCE,

6. NORTH 64 DEGREES 19 MINUTES 34 SECONDS EAST, 1.30 FEET TO AN IRON ROD (NEW) AT THE WESTERLY END OF THE SOUTHWEST RETURN CURVE AT THE INTERSECTION OF SAID MAIN STREET FRONTAGE ROAD AND INTERSTATE DRIVE; THENCE,

7. WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 19.00-FEET, A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 40 SECONDS, FOR AN ARC LENGTH OF 29.89 FEET TO AN IRON ROD (OLD) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE DRIVE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 31 MINUTES 26 SECONDS EAST, 26.90 FEET; THENCE,

8. WITH THE WESTERLY RIGHT-OF-WAY OF INTERSTATE DRIVE, SOUTH 25 DEGREES 33 MINUTES 19 SECONDS EAST, 87.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,474 SQUARE FEET OR 0.401 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 the same property conveyed to GH Interstate LLC, an Illinois limited liability company, by deed from Ironpower Properties, a Tennessee general partnership, of record as Instrument No. 20160525-0052356, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for 2020 and subsequent years, which are a lien and not yet due and payable, for Map-Par. 082-15-0-037.00.

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

3. Notice of Land Use Restrictions of record as Instrument No. 20160518-0049821, said Register's Office.

4. Order of record in Book 2795, Page 415, said Register's Office.

5. Boundary Line Agreement of record in Book 4694, Page 737, said Register's Office.

6. Restrictive Covenants contained in instrument of record in Book 10078, Page 364, said Register's Office.

7. Easement to MDHA of record in Book 10169, Page 1, as amended in Book 11625, Page 241, said Register's Office.

8. Subject to a street closing and any easement(s) retained in Ordinance No. 72-104, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8766, Page 435, said Register's Office.

10. 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 February 20, 2020, and identified as File Number AZ 668.

11. Land Lease dated November 19, 2019, between GH Interstate LLC, as lessor, and Service King Paint & Body LLC, as tenant.