This Instrument Prepared By:

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2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 464804 DEEDWARRSP
08/26/2020 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $57,350.00
20200826-0096941

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Albion in the Gulch, LLC 188 West Randolph, Suite 202 Chicago, IL 60601	[SAME]	093-14-0-586.00

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, **TIM REYNOLDS**, unmarried, an individual resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **ALBION IN THE GULCH, 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 645B Division Street, Nashville, 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.

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

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $15,500,000.00.

Affiant

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

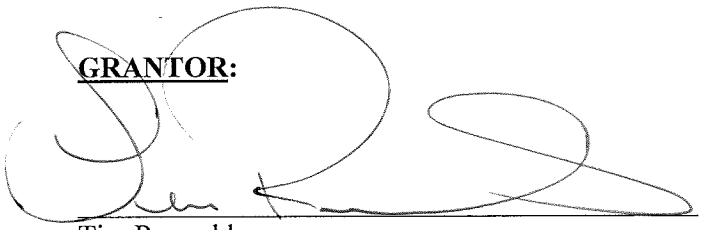
Subscribed and sworn to before me this the 26th day of August, 2020.

Notary Public

My Commission Expires: 4-21-2024

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 25th day of August, 2020.

GRANTOR:



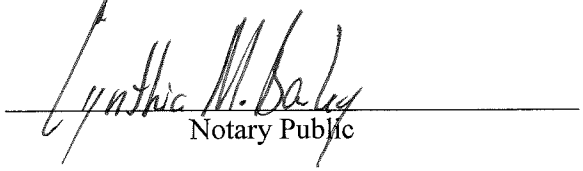
Tim Reynolds

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tim Reynolds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of August, 2020.



Notary Public

My Commission Expires: 10/2/23

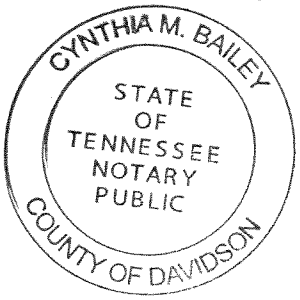


EXHIBIT A

All that tract or parcel of land lying and being in Davidson County, Tennessee, and being described as follows, to-wit:

Being Lot No. 3 on the Plan of Resubdivision of Lot No. 3 Section 107, Resubdivision of Lot No. 2 Edgehill Estates, and Lot No. 1 Section 107 Edgehill Estates, of record in Instrument No. 20151104-0112440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Tim Reynolds by Special Warranty Deed of record in Instrument No. 20180815-0080675, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Any matters that would be revealed by an accurate ALTA survey.

3. Subject to easements shown on the Plan of record as Instrument Number 20151104-0112440, Register's Office of Davidson County, Tennessee.

4. Utility easements contained in deeds of record in Book 5116, Page 918 and Book 5116, Page 924, in the Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey prepared by Cherry Land Surveying, Inc., as Job Number 20030, dated March 5, 2020, and last revised on May 11, 2020.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants of record in Instrument Number 20151105-0112898, as amended in Instrument No. 20180208-0012721, Register's Office for Davidson County, Tennessee.

6. Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20181121-0114480, in the Register's Office for Davidson County, Tennessee.

7. Slope Easements granted to the Metropolitan Government of Nashville and Davidson County, Tennessee in the deed of record in Instrument Number 20140611-0050975, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Slope Easement of record in Instrument No. 20140611-0050976, in the Register's Office for Davidson County, Tennessee.

9. Grant of Gas Service Line or Fuel Line Easement of record in Book 6047, Page 710, in the Register's Office for Davidson County, Tennessee.

10. Easements retained under Ordinance No. 082-974.

11. Lack of direct access to I-40, a controlled access highway.

12. Rights of Lithko Contracting, L.L.C. as tenant under that certain Lot Lease Agreement dated as of August 14, 2018, without the right of first refusal, right of first offer, or option to purchase any portion of the Property.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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