THIS INSTRUMENT PREPARED BY:
Palmieri, Tyler Wiener, Wilhelm & Waldron LLP
1900 Main Street, Suite 700
Irvine, California 92614

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
CRD 2nd Avenue Owner LLC
c/o Arthur Slaven
225 N. Hubbard, Suite 501
Chicago, Ilinois 60654

Karen Johnson Davidson County
Batch# 697525 DEEDWARRSP
08/13/2021 03:24:30 PM 7 pgs
Fees: $38.00 Taxes: $125,800.00
20210813-0109877

Grantee's Address:	Send Tax Bills To:	Map & Parcel Number
CRD 2nd Avenue Owner LLC c/o Arthur Slaven 225 N. Hubbard, Suite 501 Chicago, Ilinois 60654	Same	093-11-0-042.00 & 093-11-0-044.00

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29th day of July, 2021, by CUMULUS RADIO LLC, a Delaware limited liability company, which took title as Citadel Broadcasting Company, a Nevada corporation and which merged pursuant to Articles of Merger effective December 31, 2013, with Cumulus Radio Corporation, a Delaware limited liability company being the surviving entity of such merger ("Grantor"), to CRD 2nd AVENUE OWNER LLC, a Delaware limited liability company ("Grantee").

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) paid in hand by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which Grantor acknowledges, Grantor hereby grants and conveys to Grantee, Grantee's successors and assigns, in fee simple, all of the lots and parcels of land situate, lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH the buildings and improvements erected, made or being on such land; all of the rights, alleys, ways, waters, easements, privileges, appurtenances, and advantages belonging or in anywise appertaining to such land; and all right, title and interest of Grantor in and to the land lying in the bed of any now existing public street, road, or highway in front of, adjoining, or servicing such land.

TO HAVE AND TO HOLD such land and premises above described or mentioned and hereby intended to be conveyed, unto Grantee, its successors and assigns, in fee simple, forever.

AND Grantor hereby warrants specially the property hereby conveyed; Grantor has a good right to convey the property; and Grantor agrees to execute such further assurances as may be requisite.

CUMULUS RADIO LLC
a Delaware limited liability company

By: Richard S. Denning

Name: Richard S. Denning

Its: EVP + GC

~~State of Georgia~~ FLORIDA)
County of ~~Fulton~~ BAY)

On July 29th, 2021, before me, DEBRA HAYDN,
(insert name and title of the officer)
Notary Public, personally appeared RICHARD DENNING,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Debra Haydn

DEBRA HAYDN
MY COMMISSION EXPIRES NOV 14, 2021
#GG159978
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

(Seal)

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION OF LAND

All that certain land situated in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 7, 8, 9, 28, 29, 30, AND PART OF AN ABANDONED ALLEY LYING BETWEEN SAID LOTS ON THE PLAN OF RUTLEDGE'S ADDITION AS OF RECORD IN PLAT BOOK 21, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 2ND AVENUE SOUTH, FORMERLY MARKET STREET AND HIGHLAND AVENUE; THENCE WITH THE NORTHERLY MARGIN OF HIGHLAND AVENUE EASTWARDLY 315 FEET TO THE WESTERLY MARGIN OF RUTLEDGE STREET: THENCE WITH SAID STREET NORTHWARDLY 150 FEET; THENCE AT RIGHT ANGLES WESTWARDLY 315 FEET TO THE EASTERLY MARGIN OF 2ND AVENUE SOUTH; THENCE WITH SAID AVENUE SOUTHWARDLY 150 FEET TO THE BEGINNING.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NOS. 1, 2, 3, 4, AND 5, AND PART OF LOT NO. 6, ALL OF LOTS 36, 35, 34, 33, 32, AND PART OF LOT 31, RUTLEDGE'S ADDITION TO NASHVILLE, TOGETHER WITH THE TRACTS WHICH WERE FORMERLY ALLEYS LYING BETWEEN LOTS 33 AND LOTS 34, 35 AND 36, AND TRACT LYING BETWEEN LOTS 1 THROUGH 6 INCLUSIVE, AND LOTS 31 THROUGH 34, INCLUSIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 73, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF RUTLEDGE STREET WITH THE SOUTH LINE OF PEABODY (FORMERLY CASTLEMAN) STREET; THENCE FROM SAID POINT OF BEGINNING WITH SAID WEST LINE OF RUTLEDGE STREET, SOUTH 24 DEG. 55 MIN. 30 SEC. EAST 310 FEET TO A POINT; TURNING THENCE SOUTH 64 DEG. 53 MIN. 43 SEC. WEST 315.30 FEET TO A POINT IN THE EAST LINE OF SECOND AVENUE (FORMERLY MARKET STREET); THENCE WITH SAID EAST LINE OF SECOND AVENUE, NORTH 25 DEG. 00 MIN. WEST 310 FEET TO A POINT AT THE INTERSECTION OF SAID LINE OF SECOND AVENUE WITH THE SOUTH LINE OF PEABODY STREET; THENCE WITH PEABODY STREET, NORTH 64 DEG. 53 MIN. 48 SEC. EAST, 315.71 FEET TO THE PLACE OF BEGINNING ACCORDING TO THE SURVEY OF BARGE. WAGGONER AND SUMNER, INC., ENGINEERS, NASHVILLE, TENNESSEE, DATED MARCH 31, 1969.

Being the same property conveyed to Citadel Broadcasting Company, a Nevada corporation in Warranty Deed from Dick Broadcasting Company, Inc. of Tennessee, a Tennessee corporation of record in Instrument No. 20001013-0101751, in the Register's Office for Davidson County, Tennessee.

State of Tennessee)
County of Williamson)

I hereby swear or affirm theat the actual consideration fo this transfer, or the value of the property transferred, whichever is greater, is $34,000,000.00, which amount equals or exceeds that which the property transferred would command at a fair, voluntary sale.

Affiant

Sworn to and subscribed before me this 4th day of August, 2021

Notary Public

2-24-2025
My commission expires:

(Seal)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

1524338.2

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021 (date of document).

Affiant Signature

July 29, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY