Karen Johnson Davidson County
Batch# 733674 DEEDWARRSP
10/11/2021 12:17:30 PM 6 pgs
Fees: $33.00 Taxes: $43,290.00
20211011-0136398

Address New Owner as Follows:	*Map/Parcel:*	*Send Tax Bills To:*
OC Nashville LP 540 W. Madison St. Suite 2500 Chicago, IL 60661	092-14-0B-001.00	Same as New Owner
This instrument prepared by: Adam Fritcher, 8383 Preston Center Plaza Dr., 5th Floor, Dallas, Texas 75225		

SPECIAL WARRANTY DEED

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $11,700,000.00.

By: _____
Scott A. Dyche, Affiant

Subscribed and sworn to before me this 5th day of October, 2021.

_____
Notary Public

My Commission Expires: 1-16-2025

KIMBERLY S. MCFARLAND NOTARY PUBLIC STATE OF TEXAS ID 277286 EXP 01-16-2025

NASHCAM, L.P., a Tennessee limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto OC Nashville LP, a Delaware limited partnership ("Grantee") (i) all that real property situated in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the ___ day of October, 2021.

GRANTOR:

NASHCAM, L.P.,
a Tennessee limited partnership

By: Cambridge 28, Inc.,
its General Partner

By:_____
Name: Scott A. Dyche
Title: Executive Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Scott A. Dyche, the Executive Vice President of Cambridge 28, Inc., a Tennessee corporation, the General Partner of NASHCAM, L.P., a Tennessee limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon he acknowledged that he was authorized to execute the within instrument on behalf of said partnership, and that he executed said instrument as the voluntary act of the said partnership, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 5th day of October, A.D., 2021.

(Seal)

KIMBERLY S MCFARLAND NOTARY PUBLIC STATE OF TEXAS ID 277266 EXP. 01-16-2025

Kimberly S McFarland, Notary Public
(signature of Notary Public)

My Commission Expires: 1-16-2025

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled "final plat Resubdivision of Lots 1 through 5 one City Nashville", of record in Instrument No. 20150914-0092822, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nashcam, L.P., a Tennessee limited partnership by Deed recorded September 26, 2013 as Instrument No. 201309260101094, said Register's Office.

Also being part of the same property conveyed to Nashcam, L.P., a Tennessee limited partnership, by Deed of record as Instrument No. 20130830-0091817, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat entitled "FINAL PLAT RESUBDIVISION OF LOTS 1 THROUGH 5 ONE CITY NASHVILLE", recorded September 14, 2015 as Plat Map-201509140092822, aforesaid records, as depicted on the ALTA/NSPS Land Title Survey prepared by J. Alan Cummings, R.L.S. No. 2351, under Crawford & Cummings, P.C. Job No. 21-043, dated August 9, 2021, last revised August 23, 2021, hereinafter called the "Survey".

3. Terms, Conditions, and Stipulations in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded October 22, 2013 as Instrument No. 201310220109927, Davidson County, Tennessee records, as noted on the Survey.

4. Terms, conditions and stipulations in the Declaration of Restrictive Covenants & Reciprocal Easements, recorded June 26, 2014, as Instrument No. 20140626-0056197, aforesaid records, as amended by Amended and Restated Declaration of Restrictive Covenants & Reciprocal Easements, recorded July 20, 2016, as Instrument No. 20160720-0074605, as amended by First Amendment to Amended and Restated Declaration of Restrictive Covenants & Reciprocal Easements, recorded May 07, 2018, as Instrument No. 20180507-0043207, as amended by Second Amendment to Amended and Restated Declaration of Restrictive Covenants & Reciprocal Easements, recorded September 24, 2018, as Instrument No. 20180924-0094361, aforesaid records.

5. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, recorded May 3, 2106 as Instrument No. 201605030043498, aforesaid records, as depicted on the Survey.

6. Terms, Conditions, and Stipulations in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded November 14, 2017 as Instrument No. 201711140116662, aforesaid records, as noted on the Survey.

7. Terms and conditions as set forth in a Parking Easement Agreement, by and between Nashcam, L.P., and oneC1TY Management, Inc., recorded May 29, 2018 as Instrument No. 201805290051067, aforesaid records, as noted on the Survey.

8. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, recorded September 5, 2019 as Instrument No. 201909050089766, aforesaid records, as depicted on the Survey.

9. Terms and provisions as set forth in an Access Easement and Maintenance Agreement by and between Nashcam, L.P., and Gilbert N. Smith, recorded October 15, 2020 as Instrument No. 202010150120222, aforesaid records, as depicted on the Survey.

10. Terms, provisions and conditions as set forth in a Memorandum of Restriction recorded May 18, 2021 as Instrument No. 202105180067235, aforesaid records, as noted on the Survey.

11. Terms and provisions as set forth in a Construction Easement Agreement recorded June 4, 2021 as Instrument No. 202106040075029, aforesaid records, as noted on the Survey.

12. Terms and conditions as set forth in a Signage Easement Agreement, by and between Nashcam, L.P., and oneC1TY Owners' Association, Inc., dated as of July 14, 2021, recorded August 2, 2021 as Instrument No. 20210802-0103813, aforesaid records, as depicted on the Survey.

Tennessee Certification of Electronic Document

I, Joseph M. Grant, 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 October 7, 2021 (date of document).

Affiant Signature

October 7, 2021
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 7th day of October, 2021.

HEATHER M NIEDENS
Notary ID #11909848
My Commission Expires
June 9, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/9/24

NOTARY'S SEAL