Karen Johnson Davidson County
Batch# 747344 DEEDWARRSP
11/01/2021 01:20:30 PM 7 pgs
Fees: $38.00 Taxes: $222,000.00
20211101-0146059

FROM: 520 Cowan LP, a Tennessee limited partnership
TO: River North TN Property Owner LLC, a Delaware limited liability company

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| River North TN Property Owner LLC<br>c/o GBT Realty Corporation<br>9010 Overlook Blvd.<br>Brentwood, TN 37027 | (same) | Map 82-6,<br>Parcels 100 and 101 |

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., 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 SIXTY MILLION AND NO/100 DOLLARS ($60,000,000.00).

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2021.

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Comm. Expires: 5/2/22

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, 520 COWAN LP, a Tennessee limited partnership ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto RIVER NORTH TN PROPERTY OWNER LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

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 appurtenances, estate, title and interest thereto belonging to Grantee, its successors 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, its successors 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 October 27, 2021.

**GRANTOR:**

520 COWAN LP,
a Tennessee limited partnership

By: 520 Cowan GP LLC,
an Illinois limited liability company,
its General Partner

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

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 520 Cowan GP LLC, an Illinois limited liability company, the General Partner of 520 Cowan LP, the within named bargainor, a Tennessee limited partnership, 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 partnership by himself as a Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of 520 Cowan GP LLC, the General Partner of the limited partnership.

Witness my hand and seal, at office in Chicago, Illinois, this the 22ND day of October, 2021.

[SEAL]

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2022

_____
NOTARY PUBLIC

My Commission Expires JUNE 25, 2022

4846-4853-6575

[Signature Page to Special Warranty Deed]

# EXHIBIT A

THE PROPERTY

Certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots F and G on the Final Plat of River North, Phase 1A, of record as Instrument No. 20210514-0065713, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being part of the property conveyed to 520 Cowan LP by deeds from Cherokee Marine Terminal, LLC of record as Instrument No. 20170306-0021663 and Instrument No. 20170306-0021664, said Register's Office.

# EXHIBIT B

THE PERMITTED EXCEPTIONS

1. Real property taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 202105140065713, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Temporary Construction and Reciprocal Easement Agreement, by and between 520 Cowan LP, a Tennessee limited partnership; 600 Cowan LP, a Tennessee limited partnership and Cowan Street Properties, a Tennessee general partnership, of record in Instrument No. 201906270062632, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Covenants, Conditions and Restrictions, by and between 520 Cowan LP and 600 Cowan LP, each a Tennessee limited partnership and NRN Parcel A Owner, LLC; NRN Parcel B Owner, LLC; NRN Parcel C Owner, LLC; NRN Parcel D Owner, LLC; and NRN Parcel E Owner, LLC, each, a Delaware limited liability company, of record in Instrument No. 201907030065252; as affected by Assignment and Assumption of Declaration in Instrument No. 202106020074113, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Memorandum of Agreement, by and between 520 Cowan LP, a Tennessee limited partnership; 600 Cowan LP, a Tennessee limited partnership; 520 Seller and 600 Seller are each, individually; 700 Cowan Partners LLC, an Illinois limited liability company; 701 Cowan Partners LLC, an Illinois limited liability company; 901 Cowan Partners LLC, an Illinois limited liability company; 905 Cowan Partners LLC, an Illinois limited liability company; 1420 Cowan Partners LLC, an Illinois limited liability company; 1429 Cowan Partners LLC, an Illinois limited liability company; 1432 Cowan Partners LLC, an Illinois limited liability company; CI Partners LLC, an Illinois limited liability company; CI-C Partners LLC, an Illinois limited liability company; CI-D Cowan Partners LLC, an Illinois limited liability company; 700 Cowan, 701 Cowan, 901 Cowan, 905 Cowan, 1420 Cowan, 1429 Cowan, 1432 Cowan, CI, CI-C, and CI-D Cowan are each, individually and RN Nashville Holdings QOZB, L.L.C.; NRN Parcel A Owner, LLC; NRN Parcel B Owner, LLC; NRN Parcel C Owner, LLC; NRN Parcel D Owner, LLC; and NRN Parcel E Owner, LLC, each a Delaware limited liability company, of record in Instrument No. 201909230096230, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Temporary Access and Utility Easement Agreement, by and between 520 Cowan LP, a Tennessee limited partnership; and 600 Cowan LP, a Tennessee limited partnership and RN Nashville Holdings QOZB, L.L.C., a Delaware limited liability company; NRN Parcel A Owner, LLC, a Delaware limited liability company; NRN Parcel B Owner, LLC, a Delaware limited liability company; NRN Parcel C Owner, LLC, a

Delaware limited liability company; NRN Parcel D Owner, LLC, a Delaware limited liability company; and NRN Parcel E Owner, LLC, a Delaware limited liability company, of record in Instrument No. 202109230128248, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, by and between 520 Cowan LP, a Tennessee limited partnership and Nashville Electric Service, of record in 202110220142480, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, by and between 520 Cowan LP, a Tennessee limited partnership and Nashville Electric Service, of record in 202110220142481, in the Register's Office of Davidson County, Tennessee.

9. Memorandum of Assignment and Assumption Agreement (Parking Obligation) dated October 27, 2021, by and among 520 Cowan LP, 600 Cowan LP and River North TN Property Owner, LLC, to be recorded concurrently herewith in the Register's Office of Davidson County, Tennessee.

10. All matters shown on that certain ALTA/NSPS Land Title Survey dated September 27, 2021, prepared by J. Alan Cummings, TN RLS #2351, and designated as Job No. 21-058.

True Copy Certification

I, Matt Foster, 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 on 10/27/2021.

Signature

Date: 10/27/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 10/27/2021

My Commission Expires: 01/08/2024
Notary Seal

