Karen Johnson Davidson County
Batch# 749796 DEEDWARRSP
11/05/2021 09:02:30 AM 5 pgs
Fees: $28.00 Taxes: $18,494.08
20211105-0147935

FROM: NASHVILLE TENT & AWNING COMPANY, INC., a Tennessee corporation

TO: 1301 HERMAN STREET, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
1301 Herman Street, LLC	Same	092-04-0-322-00
1315 N. Notch Branch St.		
Chicago, IL 60642		
Attn: Christopher D. Jefkovitz		

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham, Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,998,400.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2021.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Comm. Expires: 3-24-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, NASHVILLE TENT & AWNING COMPANY, INC., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 1301 HERMAN STREET, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Replatting of The Phillips & Buttorff Corp. Property of record in Plat Book 5200, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nashville Tent and Awning Company, Inc. by Warranty deed from Phillips & Buttorff Corporation of record in Book 6751, page 930 Register's

Office for Davidson County, Tennessee, dated December 18, 1985 and recorded on December 31, 1985.

More Particularly described as follows:

Beginning at a point in the Southwest corner of the intersection of Herman street with 12th Avenue North, said point is the Northeast corner of the tract Herein described:
Thence; following the western margin of 12th Avenue North, S 30°21'E a distance of 630.83 feet to a concrete monument in the Northern margin of the Louisville and Nashville railroad right of way;
Thence; following the Northern margin of right of way of the I.C.G. and L&N railroad, S 69°02'24" W a distance of 129.04 feet to a point.
Thence; following said margin along a curve to the right having a radius of 442.47 feet, a delta of 39°27'00" a length of 304.65 feet to a point;
Thence; following said margin N 76°29'38" W a distance of 195.89 feet to a point:
Thence; following said margin along a curve to the left having a radius of 512.47 feet, a delta of 8°23'07" and a length of 75.00 feet to a point in the Eastern margin of 14th Avenue North;
Thence; following said margin N 30°16'00" W a distance of 38.01 feet to an iron pin in the Southwestern property corner of a parcel of land belonging to Charles Todd Overall Cleaning Company; Thence; following said property line N 59°44'30" E a distance of 419.82 feet to an iron pin in the Southeastern property corner of said property;
Thence; following said property line N 30°15'30" W a distance of 117.31 feet to an iron pin in the center line of the Illinois Central Railroad Company tracks;
Thence; following said centerline S 60°06'30" W a distance of 287.25 feet to an iron pin;
Thence; continuing along said centerline S 48°10' W a distance of 135.43 feet to an iron pin in the Eastern margin of 14th Avenue North;
Thence; following said margin N 30°16' W a distance of 177.72 feet to a concrete monument in the Southern margin of Herman Street;
Thence; following said margin N 60°00' E a distance of 598.78 feet the point of beginning 6.10 acres more or less.
Less and Except the following:
Land in Davidson County, Tennessee, being a portion of Reserve Parcel "A" on the Plan of Replatting of the Phillips & Buttorff Corp. Property, of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee, and being Tract No. 2C on the Survey of Joseph G. Petrosky Associates, Inc., dated July 28, 1987, described as follows:
Beginning at an iron pin in the western margin of 12th Avenue North, said iron pin being 150.85 feet from an existing concrete monument in the southwest corner of the intersection of Herman Street with 12th Avenue North, said point is the northeast corner of the tract herein described:
Thence, following the western margin of 12th Avenue North, South 30 deg. 21' East a distance of 479.98 feet to a concrete monument in the northern margin of the Louisville and Nashville railroad right-of-way;
Thence, following the northern margin of right-of-way of the I.C.G. and L & N Railroad, South 69 deg. 02' 24" West a distance of 129.40 feet to a point; thence, following said margin along a curve to the right having a radius of 442.47 feet, a delta of 39 deg. 27 00" and a length of 304.65 feet to a point; thence, following said margin, North 76 deg. 29' 38" West a distance of 195.89 feet to a point; thence, following said margin along a curve to the left having a radius of 512.47

feet, a delta of 08 deg. 23' 07" and a length of 75.00 feet to a point in the eastern margin of 14th Avenue North; thence, following said margin North 30 deg. 16' 00" West a distance of 38.01 feet to an iron pin in the southwestern property corner of a parcel of land belonging to Charles Todd Overall Cleaning Company; thence, following said property line North 59 deg. 44' 30" East a distance of 419.82 feet to an iron pin in the southeastern property corner of said property; thence, following said property line North 30 deg. 15' 30" West a distance of 117.31 feet to an iron pin in the center line of the Illinois Central Railroad Company tracks, said iron pin being the northwest property corner of the Charles Todd Overall Cleaning Company parcel; thence, leaving said northwest property corner North 60 deg. 06' 30" East a distance of 179.16 feet to the point of beginning containing 3.99 acres, more or less.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Taxes for the year 2021, a lien not yet due and payable.

2. The following matters shown on the Plan of record in Plat Book 5200, Page 169, Register's Office for Davidson County, Tennessee:

   a. Illinois Central Railroad Company & Public Sewer 25' Easement along Southern boundary.
   b. 25' Powerline and Public Sewer Easement at Southeast boundary.

3. Easement(s) of record in Book 4319, Page 138 in the aforesaid Register's Office.

4. Easement Agreement recorded June 4, 2001 of record in Instrument No. 20010604-0057513, in the Register's Office for Davidson County, Tennessee, along with any leasehold interests arising thereunder.

5. Subject to any easements or rights associated with the railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.

6. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

7. The following matters shown on that certain ALTA/NSPS Land Title Survey by Barge Design Solutions dated March 15, 2021; designated File No. 3741800:

   a. Overhang encroachment into Right of Way on 12th Avenue North by approximately 2.8'.
   b. Overhang of garage door equipment into Right of Way on 12th Avenue North by approximately 3.4'.

This is improved property located at 1301 Herman Street, Nashville, Tennessee 37243.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 26th day of May, 2021.

NASHVILLE TENT & AWNING
COMPANY, INC., a Tennessee corporation

By: Eddie Mac Husband
Title: PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eddie MacHusband with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Nashville Tent & Awning Company, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that Eddie Mac as such Husband President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Eddie Mac Husband as President.

Witness my hand and seal, at office in Nashville TN, this the 26th day of MAY, 2021.

NOTARY PUBLIC

My Commission Expires: 5/2/22

JEANNE M. PERRI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

4831-7282-0456.3

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 October 28, 2021 (date of document).

Affiant Signature

October 28, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY