Karen Johnson Davidson County
Batch# 785625 DEEDWARRSP
01/05/2022 04:04:30 PM 5 pgs
Fees: $28.00 Taxes: $587,264.00
20220105-0002350

SPECIAL WARRANTY DEED

This Instrument prepared by:

Eric Greenfield
Polsinelli PC
150 N. Riverside, Suite 3000
Chicago, IL 60606

After recording return to:
Vinson & Elkins LLP
1114 Avenue of the Americas
New York, NY 10036
Attention: Adam M. Endick, Esq

Name and address of new owner:	**Send tax bills to:**	**Tax-Parcel No.**
2010 West End LLC **93 4th Avenue, Suite 1016** **New York, NY 10003**	**(Same)**	**09216003900**

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereafter named Grantees, and other goof and valuable consideration, the receipt of which is hereby acknowledged, DRI/CA NASHVILLE, LLC, a Delaware limited liability company (the "Grantor"), having an address c/o CA Ventures, 130 E. Randolph Street, Suite 2100, Chicago, Illinois 60601 has bargained and sold, and by theses presents does transfer and convey to 2010 WEST END LLC, a Delaware limited liability company, having an address of 93 4th Avenue, Suite 1016, New York, New York 10003 (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit A** attached hereto.

This is (x) improved ( ) unimproved property, known as 2010 West End Avenue, Nashville, TN.

*This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").*

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 heirs and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of this 30 day of December, 2021.

DRI/CA Nashville, LLC, a Delaware limited liability company

By: _____
Name: Anthony J. DiBiase, Jr.
Its: Authorized Signatory

State of Illinois)
) ss.
County of Cook)

I, Kelli M. David-Low, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Anthony J. DiBiase, Jr., the Authorized Signatory of DRI/CA NASHVILLE, LLC, a Delaware limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 21st day of December, 2021.

Kelli M. David-Low
Notary Public (Seal)

Kelli M. David-Low
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
July 21, 2025

My commission expires on: July 21, 2025

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $158,720,000.00.

DRI/CA Nashville, LLC, a Delaware limited liability company

By: _____
Name: Anthony J. DiBiase, Jr.
Its: Authorized Signatory

State of Illinois)
) ss.
County of Cook)

Kelli M. David-Low
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
July 21, 2025

Subscribed and sworn to before me, this 21st day of December, 2021.

Kelli M. David-Low
Notary Public
My commission expires on: July 21, 2025

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1-A:

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS:

BEING LOT NO. 2 ON THE FINAL PLAT OF GRADUATE HOTEL SUBDIVISION OF RECORD IN INSTRUMENT NO. 201711130116443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOTS.

TRACT 1-B:

TOGETHER WITH THOSE CERTAIN EASEMENTS APPURTENANT TO LOT NO. 2 AS SET-FORTH IN TEMPORARY RECIPROCAL CONSTRUCTION EASEMENT, ACCESS EASEMENT AND REPAIR AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20190115-003950, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DRI/CA NASHVILLE, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20190114-0003366, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

A TRACT OF LAND SITUATED IN THE 1ST CIVIL DISTRICT, 21ST COUNCILMANIC DISTRICT OF NASHVILLE-DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 1 AS SHOWN ON THE PLAT ENTITLED FOODMAKER SUBDIVISION-FIRST REVISION AS OF RECORD IN INSTRUMENT NO. 20001130-0117584 R.O.D.C., TN., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (FOUND THIS SURVEY) IN THE NORTHERLY MARGIN OF WEST END AVENUE, SAID NAIL BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO 2100 WEST END ASSOCIATES, L.P. AS EVIDENCED IN DEED BOOK 10356, PAGE 136 R.O.D.C., TN. AND ALSO BEING THE SOUTHWEST CORNER FOR THIS HEREON DESCRIBED TRACT OF LAND; THENCE, WITH A COMMON LINE TO THE AFOREMENTIONED WEST END ASSOCIATES, L.P. EAST LINE NORTH 37°03'17" WEST 179.85' TO A P.K. NAIL (SET THIS SURVEY) IN THE SOUTHERLY MARGIN OF A 15' ALLEY, BEING ALLEY #382; THENCE, WITH SAID MARGIN OF ALLEY #382 NORTH 52°58'17" EAST 100.19' TO A METAL SPIKE (FOUND THIS SURVEY), SAID SPIKE BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SHERRON WEINBERGER (TRUSTEE) AS EVIDENCED IN DEED BOOK 5011, PAGE 296 R.O.D.C., TN., AND ALSO BEING THE NORTHEAST CORNER FOR THIS TRACT OF LAND; THENCE, WITH A LINE COMMON TO WEINBERGER'S WEST LINE SOUTH 36°59'47" EAST 179.96' TO A P.K. NAIL (SET THIS SURVEY) IN THE SOUTHERLY MARGIN OF WEST END AVENUE; THENCE, WITH SAID MARGIN SOUTH 53°01'55" WEST 100. 00' TO THE POINT-OF-BEGINNING CONTAINING 18,008 SQUARE FEET, OR 0.41 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DRI/CA NASHVILLE, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20190114-0003366, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights or claims of tenants in possession, as tenants only, under unrecorded leases, without right of first refusal or options to purchase the property.

2. Taxes for the year 2022 and subsequent years, a lien not due and payable as of the Date of the Policy.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. There may be taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Matters shown on the Plan of record in Book 84, page 453, Book 161, page 9, Instrument No. 2001130-0117584 and Instrument No. 20171113-0116443, said Register's Office, and as approximately shown on the ALTA/NSPS Land Title Survey by American Surveying & Mapping, Inc. dated December 17, 2021, last revised December 27, 2021, as Job No. 2114497-36680 (the "Survey").

4. Temporary Reciprocal Construction Easement, Access Easement and Repair and Maintenance Agreement of record in Instrument No. 20190115-0003950, as amended and restated in Instrument No. 20190305-0019810, said Register's Office, and as approximately shown on the Survey.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190724-0072869, said Register's Office.

6. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190807-0078321, Register's Office, and as approximately shown on the Survey.

7. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 30, 2021 and recorded December ___, 2021 as Document No. _____ from 2010 WEST END LLC, to OLD REPUBLIC TITLE COMPANY OF TENNESSEE as Trustee for the benefit of CIM RE LENDING SUB, LLC in the amount of $41,000,000

8. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the ALTA/NSPS Land Title Survey by American Surveying & Mapping, Inc. dated December 17, 2021, last revised December 27, 2021, as Job No. 2114497-36680:
   a. Parking garage located on adjoining land crosses the boundary lines by 0.2'.
   b. Concrete wall located on adjoining land crosses the boundary line by 0.3'.

Tennessee Certification of Electronic Document

I, Gregory J. Chaparro, 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 12/30/2021 (date of document).

Affiant Signature

12/30/2021
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 30 day of DECEMBER, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

OFFICIAL SEAL
HILDA BARBOSA
NOTARY PUBLIC, STATE OF ILLINOIS
WILL COUNTY
My Commission Expires 10/27/2025