Karen Johnson Davidson County
Batch# 847165 DEEDWARRSP
04/28/2022 11:13:30 AM 6 pgs
Fees: $33.00 Taxes: $18,500.00
20220428-0049191

This instrument prepared by:

Rachel Silverman
White & Case LLP
111 S. Wacker, Suite 5100
Chicago, IL 60606

Map-Parcel Numbers

093-14-0-574.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Tonaquint, Inc., a Utah corporation (the "**Grantor**") has bargained and sold, and by these presents transfers and conveys to Albion 636 Division, LLC, a Delaware limited liability company (the "**Grantee**"), Grantee's heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Real Estate**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

This is improved property known as 636 Division Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances, estate, title, hereditaments, and interest thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate: that Grantor has good right to sell and convey the same and that the title and quiet possession thereto Grantor warrants and forever defends against the lawful claims of all person claiming by, through, or under Grantor, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Tonaquint, Inc., a Utah corporation

By: _____
Name: John M. Fife
Title: President

STATE OF ILLINOIS
COUNTY OF COOK

Before me, Christina Saxton, a Notary Public in and for the State and County aforesaid, personally appeared John M. Fife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the President of Tonaquint, Inc., the within named bargainor, a corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand, at office, this 13th day of April, 2022.

_____
Notary Public

My Commission Expires: March 02, 2024

CHRISTINA B. SAXTON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Mar 02, 2024

****

Owner's Name: **Albion 636 Division, LLC, a Delaware limited liability company**

And Address: Albion 636 Division, LLC
1900 Spring Road, Suite 216
Oak Brook, Illinois 60523

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Albion 636 Division, LLC, a Delaware limited liability company
1900 Spring Road, Suite 216
Oak Brook, Illinois 60523

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ILLINOIS
COUNTY OF DuPAGE

On this 12th day of APRIL, 2022, before me personally appeared JASON KUEHN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that [he/she] executed the same as [his/her] free act and deed.

Witness my hand, at office, this 12th day of April, 2022.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
DAVID J PEZZA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/09/24

Exhibit A
Legal Description of the Real Estate

Tract No. I:

Being a parcel of property located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee; Being Lot 1 on the plan of Section One Hundred Sixteen, Edgehill Estates as recorded September 16, 1976 in Book 5060, Page 17 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) at the northerly right-of-way line of Division Street (ROW Varies) and Seventh Avenue South (ROW Varies) the said rod being the southwest corner of the hereon-described property;

Thence, following the northerly right of way line of said Seventh Avenue South, North 01 deg 59 min 25 sec West for a distance of 98.87 feet to an iron rod (new) being at the northwest corner of the hereon described property, and a common corner of the CSX Transportation;

Thence, leaving said Seventh Avenue South and following said CSX Transportation, North 88 deg 05 min 35 sec East for a distance of 125.00 feet to a concrete monument (old), said monument being the northeast corner of the hereon described property;

Thence, continuing with the said CSX Transportation, South 01 deg 59 min 25 sec East for a distance of 86.47 feet to an iron rod (new-) on the northern right-of-way of said Division Street, said rod being the southeast corner of the hereon described property;

Thence, following said right-of-way, on a curve to the right, said curve having a radius of 870.00 feet, an arc length of 99.09 feet and a chord of South 66 deg 41 min 32 sec West for a distance of 99.03 feet to a point;

Thence, continuing with said right-of-way, on a curve to the right, said curve having a radius of 25.00 feet, an arc length of 47.16 feet and a chord of North 55 deg 59 min 47 sec West for a distance of 40.47 feet to the point of beginning;

Containing 13,656 square feet of 0.313 acres +/-.

Being the same property conveyed to TONAQUINT, INC., A UTAH CORPORATION by deed from A-PLUS REPROGRAPHICS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20080206-0012545, dated January 30, 2008, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

1) Real property taxes and assessments for 2022 and subsequent years, not yet due and payable.
2) All matters as shown on the Plan of record in Book 5060, page 17, Register's Office for Davidson County, Tennessee.
3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants Running With the Land of the Nashville Housing Authority in the Edgehill Urban Renewal Project of record in Book 4220, Page 723, Register's Office for Davidson County, Tennessee.
4) Terms and provisions of a Lease dated November 1, 2006, by and between George Neutzler and Sara Neutzler, Landlord, and A-Plus Reprographics, LLC, a Tennessee limited liability company, Tenant, as evidenced by a Memorandum of Lease of record in Instrument No. 20061108-0139199, Register's Office for Davidson County, Tennessee, said lease contains an option to purchase, as assigned from A-Plus Reprographics, LLC, Assignor, to American Reprogrphics Company, LLC, Assignee, as evidenced by a Memorandum of Assignment of Lease, of record in Instrument No. 20070910 0108662, Register's Office for Davidson County, Tennessee.
5) Possible right of CSX Railroad to increase its right-of-way to the full extent of its charter.
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) Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN No. 2048, Cherry Land Surveying, Inc., dated February 21, 2022, and last revised March 16, 2022:
    a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
    b. Encroachment of building steps 2.9' over the property line;
    c. Encroachment of A/C 3.7' over the property line;
    d. Encroachment of parking spaces over the property line;
    e. Encroachment of fence over the property line;
    f. Encroachment of asphalt over the property line

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 April 13, 2022 (date of document).

Teresa A Beardsley
Affiant Signature

April 13, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of April, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

