Karen Johnson Davidson County
Batch# 1011715 DEEDWARRSP
06/06/2023 10:31:30 AM 6 pgs
Fees: $33.00 Taxes: $114,700.00
20230606-0042819

This instrument prepared by:	Return to:
James W. Cameron III Cameron Worley, P.C. 112 Westwood Place, Suite 240 Brentwood, TN 37027	David Pezza White & Case, LLP 111 South Wacker Drive, Suite 5100 Chicago, IL 60606
Address of New Owner and Send Tax Bills to: Albion Music Row, LLC Oak Brook 22 1211 West 22nd Street, Suite 408 Oak Brook, Illinois 60523	Map-Parcel Numbers 09309021100, 09309021200, 09309021300, 09309021400 and 09309021500

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, LEE A. BEAMAN, an individual and resident of the State of Tennessee, having an address of 5341 Virginia Way, Brentwood, TN 37027, and MCGAVOCK TENNESSEE, LLC, a Delaware limited liability company (the "**Grantors**"), have bargained and sold, and by these presents transfer and convey to ALBION MUSIC ROW, 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 1503, 1509, 1511, 1515 and 1517 McGavock Street, Nashville, Tennessee 37203.

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/its heirs, successors and assigns in fee simple forever.

Grantors do hereby covenant with Grantee that he/it is lawfully seized in fee simple as to a fifty percent (50%) undivided interest each in fee simple of the aforedescribed Real Estate: that Grantors have good right to sell and convey the same and that the title and quiet possession thereto Grantors warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantors, 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.

LEE A. BEAMAN, an individual and resident of the State of Tennessee

MCGAVOCK TENNESSEE, LLC, a Delaware limited liability company

By: _____
Lee A. Beaman, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, JULIE M. LETURMY a Notary Public in and for the State and County aforesaid, personally appeared Lee A. Beaman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named grantor.

Witness my hand, at office, this 1st day of JUNE, 2023.

JULIE M LETURMY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Julie M. Leturmy
Notary Public

My Commission Expires: 7/6/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, JULIE M. LETURMY, a Notary Public of the state and county aforesaid, personally appeared Lee A. Beaman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the President of McGavock Tennessee, LLC, a Delaware limited liability company, the within named grantor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

Witness my hand, at office, this 1st day of JUNE, 2023.

JULIE M LETURMY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Julie M. Leturmy
Notary Public

My Commission Expires: 7/6/2026

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STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value of property conveyed (whichever is greater) is Thirty-One Million and 00/00 Dollars ($31,000,000.00).

, Agent
AFFIANT

Sworn to and subscribed before me, this 2nd day of June, 2023.

Robin Patterson
Notary Public

My Commission Expires: 6.20.2023

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT A

LEGAL DESCRIPTION OF LAND

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOTS 121, 123, 125 AND PART OF LOTS 119 AND 127, OF THE MCNAIRY'S ADDITION TO NASHVILLE, AS OF RECORD IN PLAT BOOK 9, PAGE 322 AND 323, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET, 49.5 FEET IN WIDTH, AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 11.93 FEET, THE CENTRAL ANGLE OF WHICH IS 89 DEG 56 MIN 57 SEC, THE RADIUS OF WHICH IS 7.60 FEET, THE CHORD OF WHICH IS SOUTH 72 DEG 11 MIN 00 SEC EAST, 10.74 FEET TO A PK NAIL SET;

THENCE SOUTH 27 DEG 12 MIN 31 SEC EAST, 158.76 FEET TO AN EXISTING PK NAIL, AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, WIDTH VARIES;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE SOUTH, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, SOUTH 62 DEG 39 MIN 31 SEC WEST, 494.09 FEET TO A PK NAIL SET AT A CORNER COMMON WITH THE PROPERTY OF LEE A. BEAMAN, AS OF RECORD IN DEED BOOK 11255, PAGE 505, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #235, WITH THE EASTERLY PROPERTY LINE OF LEE A. BEAMAN, NORTH 27 DEG 16 MIN 46 SEC WEST, 166.26 FEET TO A PK NAIL SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MCGAVOCK STREET, NORTH 62 DEG 38 MIN 41 SEC EAST, 486.71 FEET TO THE POINT OF BEGINNING. CONTAINING 82,181 SQUARE FEET OR 1.887 ACRES MORE OR LESS.

Description is based upon the survey dated August 1, 2022 by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN, Michael H. Charette, Surveyor, RLS#2048.

For prior title and last instruments of record affecting title to the above-described property, see deeds recorded in Instrument Number 20000814-0080046, 20100621-0048324, Register's Office for Davidson County, Tennessee and in Book 11255, Page 505; Book 11474, Page 102; and Book 11523, Page 352, Register's Office for Davidson County, Tennessee.

Being the same property in which an undivided fifty percent (50%) interest was conveyed by Lee A. Beaman to McGavock Tennessee, LLC, as instrument number: 20230414-0027596, at the Register's Office for Davidson County, Tennessee."

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plans of record in Minute Book C, Page 136 and 137 and Plan Book 1, Page 15, Chancery Court for Davidson County, and Plat Book 9, Page 322 and 323, Register's Office for Davidson County, Tennessee.

3. Easement contained in deed of record in Book 4333, Page 603, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 6/05/2023 (date of document).

Affiant Signature

6/05/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY