Space Above This Line for Recorder's Use

This Instrument Prepared by:
K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Karen Johnson Davidson County
Batch# 1083072 DEEDWARRSP
12/18/2023 11:47:30 AM 10 pgs
Fees: $53.00 Taxes: $15,503.00
20231218-0097315

After recording, please return to:
Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, Pennsylvania 19146
Attn: James K. Freeman, Esq.

(STATE OF Illinois)

(COUNTY OF Cook)

The value or actual consideration for this transfer, whichever is greater, is Four Million One Hundred Ninety Thousand and No/100 Dollars ($4,190,000.00).

Affiant
Name: Kristina M. Porter

SUBSCRIBED AND SWORN TO before me, this the 15th day of December, 2023.

Notary Public
Name: Carrie A. Engelmann
My Commission Expires: 1-28-25

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

(SEAL)

SPECIAL WARRANTY DEED

Dated: December 15, 2023

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
203 Fesslers Partners, LLC 414 S. 16th Street, Suite 100 Philadelphia, PA 19146	Same as new owner	09409007400 09413012100 09413005500 09413005600

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **McBRIDE PROPERTIES, INC.**, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto **203 Fesslers Partners, 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, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 0, 203, 209 and 211 Fesslers Lane Nashville, TN 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, and delivered this Special Warranty Deed to Grantee, effective as of the day and year first written above.

GRANTOR:

McBRIDE PROPERTIES, INC.,
a Tennessee corporation

By: _____
Name: Thomas W. McBride
Title: President

STATE OF TENNESSEE)

COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, THOMAS W. MCBRIDE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the PRESIDENT of **McBRIDE PROPERTIES, INC.**, a Tennessee corporation (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 13 day of DECEMBER, 2023.

_____
Notary Public
Name: O. E. SCHOW, IV

My Commission Expires:
3/7/26

O. E. SCHOW IV
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

PARCEL 1: (203 FESSLERS LANE)

TRACT I:

Being situated in the 3rd, formerly the 15th, Civil District of said County, described as follows:

BEING part of Lots No. 23, 24 and 25 on the Plan of J.D. Hostettler's Subdivision of Lots No. 1 to 4 inclusive, of the Heritage Addition, as of record in Book 547, Page 186, Register's Office for Davidson County, Tennessee, and part of Lot No. 8 on the Plan of William B. Lewis Home Place, as of record in Book 21, Page 146, said Register's Office, also being known as Lots 1 and 2 on the unrecorded Plan of the Clarence Cone Property, described together according to a survey made by Z. J. Wilkinson, Surveyor, May 1, 1941, as follows:

BEGINNING on the westerly margin of Fessler Lane at a point 125 feet South of the southerly margin of the Lebanon Pike, said point being the southeast corner of the property conveyed to General Outdoor Advertising Co., Inc., by deed from S. A. Todd and wife, of record in Book 1160, Page 536, said Register's Office; thence with the westerly margin of said Lane, South 11° 29' East 221 feet to the northeast corner of the property conveyed to Marvin Adams and wife, by deed from C. W. Cone and wife, of record in Book 1389, Page 159, said Register's Office; thence with Adams northerly line, North 85° 04' West 170.8 feet; thence North 1° 0' West 181.1 feet; thence North 81° 12' East 131.5 feet to the beginning.

Being the same property conveyed to McBride Properties, Inc. by Quitclaim Deed from Colonial Freight Systems, Inc. recorded in the Office of the Register of Deeds for Davidson County, Tennessee ("Register's Office") as Document No. 20231215-0097044 .

TRACT II:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the centerline of the original Fesslers Lane and the common property line extended of the Colonial Refrigeration Transport, Inc., and Outdoor Advertising Co,; thence eastwardly 70 feet, more or less, along the above mentioned property line extended to the new west right of way of Fesslers Lane; thence southwardly along the new west right of way of Fesslers Lane 52 feet, more or less; thence southwestwardly along the proposed west right of way of Fesslers Lane 185 feet, more or less, to the southern property line extended of the Colonial Refrigeration Transport, Inc.; thence westwardly along the southern property line extended of the

Colonial Refrigeration Transport, Inc. 17 feet, more or less, to the original centerline of Fesslers Lane; thence northwestwardly along the original centerline of Fesslers Lane 226.5 feet, more or less, to the point of beginning, and containing 11,750 square feet, more or less; as being shown on Plan 63-R-11, Fesslers Lane, as of record in the Office of the Division of Engineering, Metropolitan Department of Public Works. (See attached Bill No. 67-108.)

Being the same property conveyed to McBride Properties, Inc. by Quitclaim Deed from Colonial Freight Systems, Inc. recorded in the Register's Office as Document No. 20161018-0110061.

AND

PARCEL 2: (0 FESSLERS LANE)

Being a tract of land in the First Civil District of Davidson County, Tennessee, bounded on the east by Fessler's Lane, on the west by Brown's Creek, on the south by T.I.M.E. ----DC, INC., on the north by C. E. McBride, and being more particularly described as follows:

Beginning at a point on the westerly margin of Fessler's Lane, said point being the northeast corner of property conveyed to T.I.M.E.—DC, INC. and being the southeast corner of property owned by C. E. McBride; thence, with said Fessler's Lane South 4° 00' 05" West, 300.0 feet to a point; thence, leaving said Fessler's lane at right angles North 85° 59' 55" West, crossing a drain at 176 feet, in all a total distance of 600.0 feet to a point; thence, in a northerly direction at right angles North 4° 00' 05" East, 202.9 feet to the easterly line of a 120 foot easement for Brown's Creek proposed channel; thence, with said easement line North 49° 54' East, 312.6 feet to a point; thence, continuing with said easement with a curve to the left, 138.00 feet to a point, said curve having a radius of 878.51 feet, a central angle of 9° 00' and a tangent distance of 69.14 feet; thence, continuing with said easement North 40° 54' East, 103.15 feet with its intersection with the westerly line of the property conveyed to Colonial Refrigerated Transportation, Inc., of record in Book 2634, Page 325, Register's Office for Davidson County, Tennessee; thence, with Colonial's westerly line South 2° 56' East, 117.97 feet to a point, C. E. McBride's northwest corner of record in Book 4447, Page 354, Register's Office for Davidson County; thence, with McBride's westerly line South 6° 44' West, 176.3 feet to a point, C. E. McBride's southwest corner of record in Book 4766, Page 191, Register's Office for Davidson County, Tennessee; thence, with McBride's south line South 82° 31' East, 216.98 feet to the point of beginning. Containing 218,608 square feet or 5.02 acres, more or less.

Being the same property conveyed to McBride Properties, Inc. by Quitclaim Deed from Colonial Freight Systems, Inc. recorded in the Register's Office as Document No. 20140404-0028329.

AND

PARCEL 3: (209 FESSLERS LANE)

Situated in Davidson County, Tennessee, being Lot No. 3 on the Map of Clarence Cone Property, as shown on a copy of a survey made by Dorrie E. Boner, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Fessler's Lane, at the corner of Lots Nos. 2 and 3, said point being south 11° 29' east 346 feet from the right of way line of Lebanon Pike; thence with the margin of Fessler's Lane, south 11° 20' east 100 feet to a point at the corner of Lots Nos. 3 and 4; thence with the line between said lots, north 86° 07' west 207.4 feet to an iron pin; thence north 9° 43' east 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said Lots, south 85° 04' east 170.8 feet to the beginning.

Being the same property conveyed to McBride Properties, Inc. by Quitclaim Deed from Colonial Freight Systems, Inc. recorded in the Register's Office as Document No. 20140404-0028330.

AND

PARCEL 4: (211 FESSLERS LANE)

Situated in Davidson County, Tennessee, being in the 3rd formerly 15th Civil District of said County, being part of Lot No. 8 on the Plan of the District of said County, being part of Lot No. 8 on the Plan of the William B. Lewis Home Place, as of record in Book 21, Page 146, Register's Office for said County, being shown as Lot No. 4 on a survey of the Clarence Cone Property made by Doris E. Boner, and described according to said survey as follows:

BEGINNING on the westerly margin of Fessler's Lane, 321 feet from the southeast corner of the General Outdoor Advertising Company's Property; thence with the westerly margin of Fessler's Lane, south 100 feet to the common corner of Lots Nos. 4 and 5; thence with the line between Lots 4 and 5 in a westerly direction 238.5 feet to the westerly line of Lot 4; thence with the westerly line of Lot No. 4, north 9° 45' east 75.2 feet to the southwest corner of Lot No. 3; thence south 86° 07' east with the line between Lots Nos. 3 and 4, 207.4 feet to the westerly margin of Fessler's Lane to the point of beginning.

Being the same property conveyed to McBride Properties, Inc. by Quitclaim Deed from Colonial Freight Systems, Inc. recorded in the Register's Office as Document No. 20140404-0028328.

LESS AND EXCEPT that portion of property lying within the Fesslers Lane right of way as depicted on that ALTA/NSPS survey made by Southern Geomatics Services, LLC dated May 30, 2023 and last revised December 13, 2023 designated Job No. 23-119 as being further described as follows: COMMENCING at the Westerly margin of the Original Fesslers Lane right of way as now abandoned per Ordinance 67-107 and being generally 125 feet South of the Southerly margin of the Lebanon Pike; Thence, North 84°20'58" East for a distance of 94.15 feet to an iron rod found; Thence, South 08°11'02" East for a distance of 52.80 feet to an iron rod found located on the current Westerly right of way line of Fesslers Lane; Thence along said current right of way line, South 10°08'54" West for a distance of 299.05 feet to the intersection of the Westerly margin of the Original Fesslers Lane right of way as now abandoned per Ordinance 67-107 and the current Westerly right of way line per Right of Way Project No. 63-R-11 and also the POINT OF BEGINNING; Thence departing said intersection, South 08° 11' 02" East for a distance of 87.97 feet; Thence, North 76° 22' 11" West for a distance of 27.72 feet to a point on the current Westerly right of way line per Right of Way Project No. 63-R-11; Thence, North 10°08'54" East for a distance of 81.82 feet back to the POINT OF BEGINNING.

AND

PARCEL 5

THAT PORTION OF THE FORMER FESSLERS LANE ABANDONED BY THAT CERTAIN ORDINANCE TITLED AN ORDINANCE ABANDONING PORTIONS OF FESSLERS LANE, OLD LEBANON DIRT ROAD AND ARLINGTON AVENUE, IDENTIFIED AS BILL NO. 67-107 DULY ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY WITH AN APPROVAL SIGNATURE OF THE METROPOLITAN MAYOR ON FEBRUARY 23, 1967.

EXHIBIT "B"

TITLE EXCEPTIONS

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

0 FESSLERS LANE:

1. Easement from John Fealer et al to Tennessee Industrial School, dated June 5, 1909, and recorded June 21, 1909 in Book 372, Page 392, aforesaid records.

2. Easement from Realties Unlimited, Inc. to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of The Metropolitan Government of Nashville and Davidson County, dated November 4, 1965, and recorded December 7, 1965 in Book 3965, Page 965, aforesaid records and as approximately shown on that ALTA/NSPS survey made by Southern Geomatics Services, LLC dated May 30, 2023, 2023 and last revised December 13, 2023designated Job No. 23-119 ("Survey").

3. Perpetual Easement from Colonial Refrigerated Transportation, Inc. to Fessler's Park Joint Venture, a partnership composed of Neely Coble, III, Leslie Davis Coble, Mary C. Coble, Karen Dale Coble, Jr., and Elizabeth B. Coble, dated November 28, 1980, and recorded January 6, 1981 in Book 5697, Page 586, aforesaid records and as approximately shown on Survey.

4. Permanent Easement as set forth in that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Colonial Freight Systems, Inc. (Colonial Refrigerated Trans., Inc.) to Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 18, 1984, and recorded November 28, 1984 in Book 6434, Page 816, aforesaid records and as approximately shown on Survey.

203 FESSLERS LANE:

1. All matters appearing on Plat recorded in Plat Book 21, Page 146, aforesaid records.

2. Sewer Easement from Colonial Refrigeration Transport Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 20, 1965, and recorded October 7, 1965 in Book 3943, Page 769, aforesaid records, as approximately shown on Survey.

3. Sewer Easement from Colonial Refrigeration Transport Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated March 8, 1967 and recorded March 14, 1967 in Book 4111, Page 161, aforesaid records, as approximately shown on Survey.

4. Unrecorded Ordinance Bill No. 67-108 An Ordinance Authorizing the conveyance of Real Property, located on Fesslers Lane, to the Colonial Refrigeration Transport, Inc. in consideration for the Dedication of an Easement by the Colonial Refrigeration Transport, Inc. to the Metropolitan Government for the widening of Browns Creek Channel approved by Metropolitan Council Planning Committee February 16, 1967, as approximately shown on Survey.

5. Permanent Easement as set forth in that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Colonial Freight Systems, Inc. to Metropolitan

Government of Nashville and Davidson County, Tennessee, dated October 10, 1984, and recorded November 28, 1984 in Book 6434, Page 813, aforesaid records and as approximately shown on Survey.

209 FESSLERS LANE:

1. Permanent Easement as set forth in that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Colonial Freight Systems, Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 10, 1984, and recorded March 26, 1985 in Book 6518, Page 834, aforesaid records and as approximately shown on Survey.

211 FESSLERS LANE:

1. Permanent Easement as set forth in that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Colonial Freight Systems, Inc. (Colonial Refrigerated Trans., Inc.) to Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 28, 1984, and recorded March 26, 1985 in Book 6518, Page 831, aforesaid records and as approximately shown on Survey.

ABANDONED FESSLERS LANE:

1. Easement reserved by Metropolitan Government of Nashville and Davidson County, Tennessee in that certain Unrecorded BILL NO. 67-107 and as approximately shown on Survey.
2. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Southern Geomatics Services, LLC dated May 30, 2023 and last revised December 13, 2023 designated Job No. 23-119:
    a. Concrete, 5 feet of Building No. 1 (as measured), stairs cross onto property to the north without benefit of easement;
    b. Building No. 2 crosses into easement on northern portion of property;
    c. Overhead utility lines cross to/from property in northeastern and northwestern portion of property without benefit of easement;
    d. Fencing crosses eastern property line; and
    e. Overhead utility lines cross to/from central portion of property in multiple directions without benefit of easement.

Tennessee Certification of Electronic Document

I, Kristina Porter, 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 December 15, 2023 (date of document).

Affiant Signature

December 15, 2023
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 15th day of December, 2023.

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1-28-25

NOTARY'S SEAL