THIS INSTRUMENT PREPARED BY: Maynard Nexsen PC 1901 Sixth Avenue N. Suite 1700 Birmingham, AL 35203 Attn: David W. Morton Karen Johnson Davidson County Batch# 1171550 DEEDWARRSP 08/19/2024 07:54:30 AM 7 pgs Fees: $38.00 Taxes: $64,750.00 20240819-0063249	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $17,500,000.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2024. Notary Public My Commission Expires: 2-24-2025

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cumberland Partners I, LLC c/o T2 Acquisitions, LLC 120 North Hale Street Suite 300 Wheaton, IL 60187	Map/Par. 093-06-2-069.00	Cumberland Partners I, LLC c/o T2 Acquisitions, LLC 120 North Hale Street Suite 300 Wheaton, IL 60187

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 consideration are hereby acknowledged, **LOFTS 160 NASHVILLE LP**, a Delaware limited partnership (the "**Grantor**"), whose address is 725 Conshohocken State Road Bala Cynwyd, Pennsylvania 19004, has bargained and sold, and by these presents does transfer and convey to **CUMBERLAND PARTNERS I, LLC**, a Delaware limited liability company (the "**Grantee**"), whose address is 120 North Hale Street, Suite 300 Wheaton, IL 60187, Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements situated thereon and all rights, tenements, hereditaments, easements, privileges and appurtenances pertaining thereto, including any right, title and interest of Grantor in and to (i) all roads, alleys, streets and rights-of-way bounding the real property described on **Exhibit A** and (ii) all strips or gores (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

This is improved property located at 160 2nd Avenue, Nashville, Tennessee.

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

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth below, to be effective as of August 16, 2024.

GRANTOR:

LOFTS 160 NASHVILLE LP
By: Lofts 160 Nashville GP LLC, its General Partner

By: _____
Chris Galligan, Vice President

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Chris Galligan, the Vice President of Lofts 160 Nashville GP LLC, a Delaware limited liability company, the general partner of Lofts 160 Nashville LP, a Delaware limited partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as such Vice President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Chris Galligan, as such Vice President.

Witness my hand and official seal this 12 day of August, 2024.

My Commission Expires:
5/31/2025

Kimberly Cain
Notary Public

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Cain, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/03/2025
Commission Number 1393500

EXHIBIT A

Legal Description

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Second Avenue North, between Broad Street and Church Street and being a part of Lot 13 on the Plan of the Original Town of Nashville, not of record, being more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue North, said point being southerly 311.99 feet along said margin from the southerly margin of Church Street;

Thence, leaving said margin with the south line of Rhea Building, LLC and Music City, LLC, Et Al, of record in Instrument No. 20020605-0068176, Register's Office for Davidson County, Tennessee, ("R.O.D.C.T."), N 62° 08' 00" E, 208.91 feet to a point in the west margin of First Avenue North;

Thence, with said margin, S 27° 07' 00" E, 85.00 feet to a point;

Thence, leaving said margin with the north line of Howard and Manis Enterprises, Inc. of record in Book 9600, Page 755, R.O.D.C.T., S 62° 08' 04" W, 209.17 feet to a point in the east margin of Second Avenue North;

Thence, with said margin, N 26° 56' 20" W, 85.00 feet to the Point of Beginning.

Containing 17,767 square feet or 0.41 acres, more or less.

Being a portion of the same property conveyed to R. C. Mathews Contractor, Inc. by Warranty Deed from Tennessee Wholesale Drug Company, Inc. of record in Book 5066, Page 301 Register's Office for Davidson County, Tennessee, dated April 20, 1976 and recorded on September 8, 1976.

Being a portion of the same property conveyed to Thomas C. Scott, Trustee by Quitclaim Deed from R. C. Mathews, Contractor Inc. of record in Book 5764, Page 222, Register's Office for Davidson County, Tennessee, dated June 29, 1981 and recorded on June 30, 1981.

Being a portion of the same property conveyed to RCM Interests, LP by Quitclaim Deed from Thomas C. Scott, Trustee of record in Book 9350, Page 138, Register's Office for Davidson County, Tennessee, dated April 15, 1994 and recorded on May 19, 1994.

Being a portion of the same property conveyed to Mathews Partners, Inc. by Quitclaim Deed from RCM Interests, LP of record in Book 9350, Page 184, Register's Office for Davidson County, Tennessee, dated April 15, 1994 and recorded on May 19, 1994.

Being the same property conveyed to Mathews Holdings, LLC by General Warranty Deed from Mathews Investments, Inc. fka Mathews Partners, Inc. of record in Instrument No. 20050526-0059566, Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on May 26, 2005.

Being the same property conveyed to S F Manager, LLC by Quitclaim Deed from Mathews Holdings, LLC of record in Instrument No. 20050526-0059567, Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on May 26, 2005.

Being the same property conveyed to Lofts at 160, LLC by Quitclaim Deed from S F Manager, LLC of record in Instrument No. 20050526-0059568, Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on May 26, 2005.

Being the same property conveyed to The Industrial Development Board of Nashville and Davidson County, Tennessee by Quitclaim Deed from Lofts at 160, LLC of record in Instrument No. 20060620-0073771, Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on June 20. 2006.

Being the same property conveyed to Lofts at 160, LLC by Quitclaim Deed from The Industrial Development Board of Nashville and Davidson County, Tennessee of record in Instrument No. 20131217-0127546, Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on December 17, 2013.

Being the same property conveyed to Lofts 160 Nashville LP, a Delaware limited partnership by Quitclaim Deed from Lofts at 160, LLC, a Tennessee limited liability company of record in Instrument No. 20161130-0125418, Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on November 30, 2016.

EXHIBIT B

Exceptions

1. Taxes for the year 2024 and subsequent years, a lien due and payable, but not delinquent.

2. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20150126-0007088, in the Register's Office for Davidson County, Tennessee.

3. Easement for party walls and interests of adjoining landowners in appurtenant improvements.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by James M. Overfelt, TN Lic No. 1634, with Barge Design Solutions, Inc., dated April 9, 2024, last revised August 12, 2024, and designated as File No. 3182203:82203:

   a) Utility and drainage lines, with meters, valves, poles and other appurtenances

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 August 16, 2024 (date of document).

Affiant Signature

August 16, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON