

THIS INSTRUMENT PREPARED BY:

Ginger Carroll Gray
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203


SEND TAX NOTICE TO:

Sachs Investing Company
155 East 55th Street, Suite 5F
New York, NY 10022
Attn: Jerome Sachs

UPON RECORDING SHOULD BE RETURNED TO:

Blake Sachs
Alter Mantel, LLP
90 Park Avenue, 28th Floor
New York, NY 10016

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20171031000394480 1/5 \$12027.00
Shelby Cnty Judge of Probate, AL
10/31/2017 04:24:43 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 30th day of October, 2017, by NIC Cahaba River, LLC, a Delaware limited liability company ("Grantor"), in favor of Cahaba Property Owner I LLC as to a 40.8826% interest, Cahaba Property Owner II LLC as to a 43.0319% interest, Cahaba Property Owner III LLC as to a 7.2011% interest, and Cahaba MP LLC as to a 8.8844%, each a Delaware limited liability company, as tenants in common (collectively, the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

Shelby County, AL 10/31/2017
State of Alabama
Deed Tax: \$12000.00

NIC CAHABA RIVER, LLC

By: ASPEN ASSET MANAGEMENT, INC.,
a Tennessee corporation, its Non-Member Manager

By: [Signature]
Print Name: Ron Johnson, Treasurer

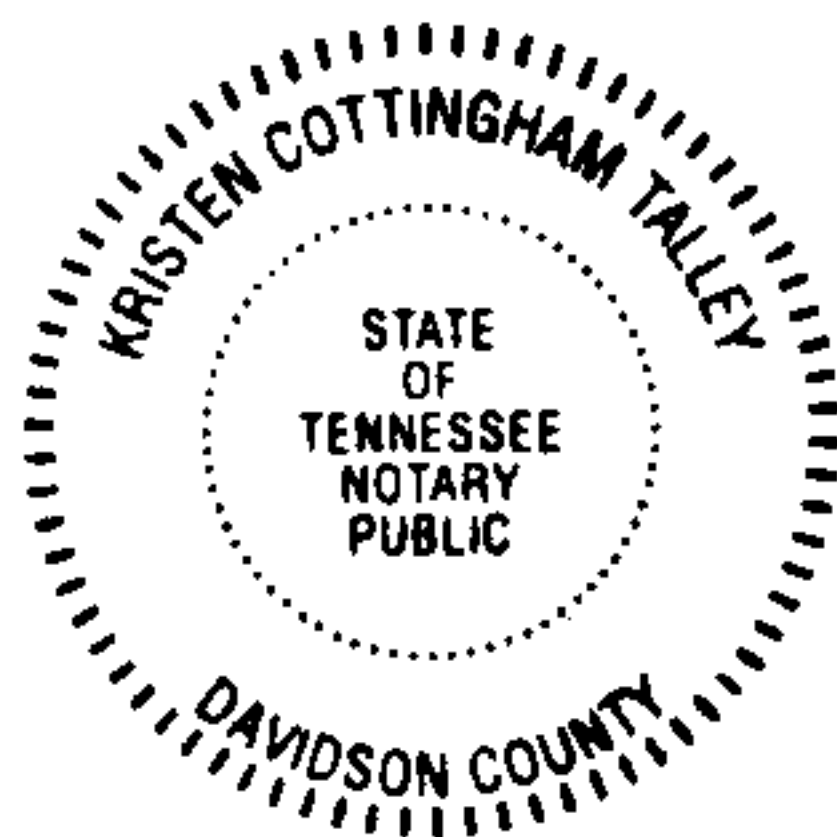
~~Tennessee~~
STATE OF ~~ALABAMA~~)
~~DAVIDSON~~ :
COUNTY OF ~~SHELBY~~)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ron Johnson, whose name as Treasurer of Aspen Asset Management, Inc., a Tennessee corporation, as non-member manager of NIC Cahaba River, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer of such non-member manager and with full authority, executed the same voluntarily for and as the act of said manager of said limited liability company.

Given under my hand and official seal this the 23rd day of October 2017.

[Signature]
Notary Public
My Commission Expires: 01/06/20

[NOTARIAL SEAL]



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EXHIBIT A

[Legal]

Lot 6A, according to a Resurvey of Lot 6 of River Ridge Plaza, as recorded in Map Book 42, page 34, in the Probate Office of Shelby County, Alabama.

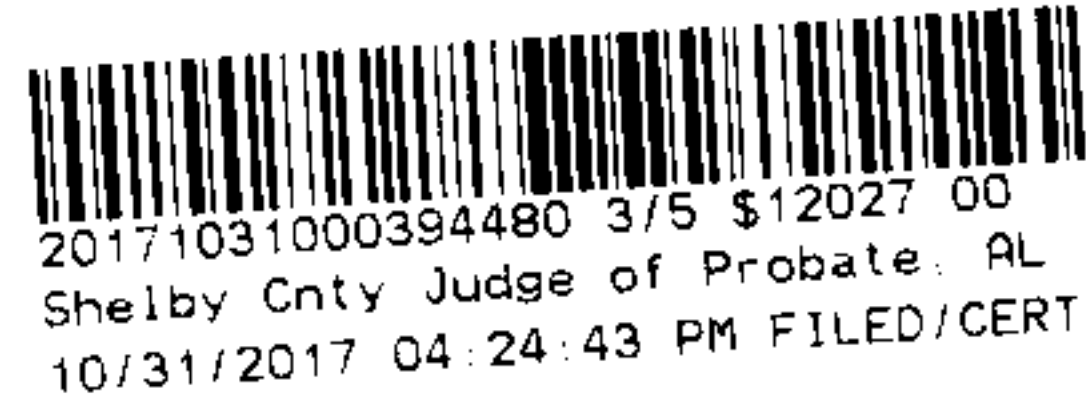



EXHIBIT B

[Permitted Exceptions]


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1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. Building lines, easements and restrictions as shown in Map Book 42, page 34, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Misc. Volume 9, Page 513, Misc. Book 42, page 428 and Second Amendment recorded in Book 52, page 969, as modified by Consent and Waiver to Restrictive Covenants recorded in Instrument 1999-38031 and further amended by the Third Amendment to Restrictive Covenant recorded in Book 238, Page 916, Fourth Amendment to Restrictive Covenants recorded in Book 271, Page 363, Fifth Amendment to Restrictive Covenants recorded in Book 271, Page 380 and Sixth Amendment to and Restatement of Certain Provisions of Restrictive Covenants recorded in Book 1992, Page 10301, in the Probate Office of Shelby County.
6. Reservation of Mineral and mining rights and rights incident thereto as set out in Deed recorded in Deed Book 344, Page 93, in the Probate Office of Shelby County, Alabama.
7. Restrictions or Covenants appearing of record in Declaration of Restrictions recorded in Instrument 1999-38042, in the Probate Office of Shelby County, Alabama.
8. Easement to Alabama Power Company recorded in Instrument 20081121000446680, in the Probate Office of Shelby County, Alabama.
9. Easement to Marcus Cable, as recorded in Instrument 20090728000289190, in the Probate Office of Shelby County, Alabama.
10. Rights of tenants in possession, as tenants only, under unrecorded residential leases.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name NIC Cahaba River, LLC
Mailing Address 1033 Demonbreun Street
Suite 630
Nashville, TN 37203

Grantee's Name Cahaba Property Owner I LLC, et al.
Mailing Address Attention: Jerome Sachs
155 East 55th Street, Suite 5F
New York, NY 10022

Property Address 2800 Riverview Road
Birmingham, AL 35242


Date of Sale October 30, 2017
Total Purchase Price \$ 44,000,000

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____


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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/30/17

Print ROY JOHNSON

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

Form RT-1