This instrument prepared by:
SUTHERLAND
999 Peachtree Street NE, Suite 2300
Atlanta, Georgia 30309

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Parkcentral Joint Venture LLC<br>265 18th Street, Suite 2200<br>Atlanta, GA 30363<br>Attn: Richard Munger | Same | Map 92-15<br>Parcels 43, 57 and 58 |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), and other good and valuable consideration, receipt of all of which is hereby acknowledged, PARK 25 LLC, an Ohio limited liability company ("Grantor"), by these presents does hereby quitclaim and convey unto PARKCENTRAL JOINT VENTURE LLC, a Delaware limited liability company ("Grantee") certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein.

The source of this description is that Quitclaim Deed recorded October 21, 2011 as instrument number 20111021-0082196. This is property known as 220 25th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B).

BILL GARRETT, Davidson County
Trans:T20120052895 DEEDQC
Recvd: 07/18/12 13:15 6 pgs
Fees:32.00 Taxes:0.00
20120718-0063189

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 11th day of July, 2012

**PARK 25 LLC**, an Ohio limited liability company

BY: NAP Atlanta Management Company, Inc., an Ohio corporation, its Manager

BY: _____
Name: Thomas L. Williams
Title: President

STATE OF Ohio )
COUNTY OF Hamilton )

Personally appeared before me, the undersigned, a Notary Public, Thomas L. Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of NAP Atlanta Management Company, Inc., as Manager of PARK 25 LLC, an Ohio limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this day of July 11th 2012.

Beatrice A. Norris
Notary Public

My Commission Expires: 12/12/2015

NOTARIAL SEAL
STATE OF OHIO

Beatrice A. Norris
Notary Public, State of Ohio
My Commission Expires 12/12/2015

STATE OF Connecticut )

COUNTY OF Fairfield )

The actual consideration for this transfer is $-0-.

**GRANTEE:**

**PARKCENTRAL JOINT VENTURE LLC,**
a Delaware limited liability company

By: PARKCENTRAL PT, LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Print Name: PATRICK McCLEARY
Title: VICE PRESIDENT

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )

Personally appeared before me, the undersigned, a Notary Public, Patrick McCleary _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of PARKCENTRAL PT, LLC, the Managing Member of PARKCENTRAL JOINT VENTURE, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

Witness my hand and seal, on this the 16th day of July 2012.

Corinne Basta
NOTARY PUBLIC

My Commission Expires:

_____

Corinne Basta
Notary Public-State of CT
No. 109789
Qualified in Fairfield County
Expires August 31, 2016

18046669.1

EXHIBIT A
[Legal Description]

TRACT 1

Being a parcel of land located in Nashville, 21St Councilmanic District, Urban Services District, Davidson County, Tennessee, being Lots 8, 9, 10 and 11 of Mrs. Louis E. Yandell's Subdivision of Part of W.R. Elliston's Plan of record in Plat Book 57, Page 72, R.O.D.C. and located along the easterly right-of-way of Brandau Place and northerly right-of-way of 25th Avenue and being more particularly described as follows:

Beginning at the northeasterly intersection of 25th Avenue and Brandau Place;

Thence, with the easterly right-of-way of Brandau Place, N59°06'32"E 154.07 feet to the southerly right-of-way of Alley No. 923;

Thence, with the southerly right-of-way of Alley No. 923, S30°57'28"E, 200.00 feet to the northwest corner of property conveyed to West End Properties, LLC of record in Instrument No. 201 01 0120081 700, R.O.D.C.;

Thence, with the westerly line of West End Properties, LLC, S59°06'32"W, 154.54 feet to the northerly right-of-way of 25th Avenue;

Thence, with the northerly right-of-way of 25th Avenue, N30°49'28"W, 200.00 feet to the Point of Beginning;

Containing 30,861 square feet or 0.71 acre more or less.

TRACT 2

Being a tract of land located in Nashville, 21st Councilmanic District, Urban Services District, Davidson County, Tennessee, being Lots 20, 21 and a portion of Lot 19 on Josephine E. Farrell and Husband Norman Farrell, Sr. Subdivision and Resubdivision of Lots 13-21 of Mrs. Louise E. Yandell's Subdivision of Part of Elliston's Addition of record in Plat Book 332, Page 159, R.O.D.C. located along the southerly right-of-way of Brandau Place and being more particularly described as follows:

Beginning at the southeasterly intersection of Reidhurst Avenue and Brandau Place;

Thence, with the southerly right-of-way of Reidhurst, S30°57'28"E, 119.85 feet to the northwest corner of Lot 1 Parkview Towers of record in Plat Book 4715, Page 92, R.0.D.C;

Thence, with the westerly line of Lot 1, S59°06'32"W, 110.00 feet to a point in the northerly right-of-way of Alley No. 923;

Thence, with said northerly right-of-way of Alley No. 923, N30°57'28"W, 119.85 feet to the easterly right-of-way of Brandau Place;

Thence, with the easterly right-of-way of Brandau Place, N59°06'32"E, 110.00 feet to the Point of Beginning;

Containing 13,184 square feet or 0.30 acres more or less.

Being the same property conveyed to PARK 25 LLC, an Ohio limited liability company by Special Warranty Deed recorded October 21, 2011 as instrument number 20111021-0082195, as confirmed by Quitclaim Deed recorded October 21, 2011 as instrument number 20111021-0082196.

EXHIBIT B
[Permitted Exceptions]

1. Taxes for 2012, a lien which is not yet due and payable. (Map 92-1 5 Parcels 43, 57 and 58)

2. Matters shown on Plan of record in Book 57, Page 72 and Book 332, Page 159, Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement For Private Stormwater Management Facilities by Park 25, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, recorded April 23, 2012 as Instrument 20120423-0034167, Davidson County, Tennessee records.