This instrument was prepared by:
Kelly L. Worman
Nelson Mullins Riley & Scarborough, LLP
315 Deaderick Street, 18th Floor
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20120059382 DEEDQC
Recvd: 08/09/12 16:09 3 pgs
Fees:17.00 Taxes:0.00
20120809-0071366

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
PH-5th and KVB, LLC 211 North First Street Nashville, Tennessee 37213 Attn: Rakesh Govindji	PH-5th and KVB, LLC 211 North First Street Nashville, Tennessee 37213 Attn: Rakesh Govindji	93-10-258.00

For and in consideration of the sum of $10.00 cash in hand paid, **SARP, LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **PH-5th and KVB, LLC**, a Tennessee limited liability company (the "Grantee"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located at 413 5th Avenue South, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand this 16 day of July, 2012.

GRANTOR:

SARP, LLC, a Tennessee limited liability company

By: Daxa Parbhu
Name: Daxa Parbhu
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daxa Parbhu, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be Chief Manager of SARP, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Chief Manager.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 16th day of July, 2012.

Deirdriu Coffman
Notary Public

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

6-5-15

[NOTARIAL SEAL]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 16th day of July, 2012.

Ashley W. Morgan
Notary Public

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

My Commission Expires: 6-19-16

EXHIBIT "A"

Real Property Description

Being a Tract of land in the 6th Councilmanic District of Davidson County, Tennessee and being Tax Map 93-10, Parcel 258 and being the property of SARP, LLC of record in Instrument No. 20061128-0146649 in the Register's of Deeds Office for Davidson County, and being more particularly described as follows:

Beginning at an iron pin old in the east right-of-way of Alley No. 71 (20' wide) and being the southwest corner of the herein described tract and the northwest corner of Godwin and Copeland property of record in Instrument No. 20061211-0152196;

Thence with said Alley, N 27 deg. 22' 48" W, 156.00' to an iron pin new in the south right-of-way line of Korean Veterans Bld. (formerly Franklin Ave.) and being the northwest corner of the herein described tract;

Thence, leaving Alley No. 71 and running with Korean Veterans Blvd., N 58 deg. 54' 57" E, 210.44' to an iron pin new in the west right-of-way of 5th Ave. South and being the northeast corner of the herein described tract;

Thence, leaving Korean Veterans Blvd. and running with 5th Ave. South, S 27 deg. 22' 48" E, 169.00' to an iron pin new and being the southeast corner of the herein described tract and the northeast corner of said Godwin and Copeland property;

Thence, leaving 5th Ave. South and running with Godwin and Copeland's north line, S 62 deg. 27' 28" W, 210.00' to the point of beginning and containing 34,125 square feet, or 0.783 acres, more or less.

Being a portion of the same property conveyed to Grantor by Special Warranty Deed of record as Instrument No. 20061128-0146649, Register's Office for Davidson County, Tennessee.

The Property is the same property shown on that certain ALTA/ACSM Land Title Survey prepared for Michael R. Williams, RLS#1906, HFR Design Project No. 2012070-52, last revised July 16, 2012.