This instrument was prepared by:
J. Bryan Echols, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20120063082 DEEDQC
Recvd: 08/23/12 10:31 5 pgs
Fees:27.00 Taxes:0.00
20120823-0075846

QUITCLAIM DEED

FROM: WESTMONT PROPERTY HOLDINGS, LLC, a Tennessee limited liability company, Grantor

TO: FMF WESTMONT LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
FMF Westmont LLC 6300 Bee Cave Rd Bldg 2, Box 500 Austin, TX 78746 c/o Shelly Rosales	Same	104-02-0-413.00

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22 day of August, 2012.

S. R. CARTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/14/13

FOR AND IN CONSIDERATION OF Ten and no/100 dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WESTMONT PROPERTY HOLDINGS, LLC, a Tennessee limited liability company ("Grantor"), does quitclaim unto FMF WESTMONT LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and

incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 111 Acklen Park Drive, Nashville, Davidson County, Tennessee.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 22 day of August, 2012.

GRANTOR:

WESTMONT PROPERTY HOLDINGS, LLC, a Tennessee limited liability company

By: _____
JAMES S. TURNER, JR.
Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared JAMES S. TURNER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of WESTMONT PROPERTY HOLDINGS, LLC, the within named bargainor, a limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 20th day of August, 2012.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: 03-08-16

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being the same property of Westmont Condominiums, as of record in Plat Book 6250, Page 358, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southwesterly right-of-way line of Acklen Park Drive, 50 feet in width, and the northwesterly right-of-way line of Fairmont Drive, 40 feet in width, said iron rod set being located at Northing: 659,423.81; Easting: 1,726,601.45; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the southwesterly right-of-way line of Acklen Park Drive, with the northwesterly right-of-way line of Fairmont Drive with a curve to the right, along an arc length of 96.06 feet, the central angle of which is 100 deg 04 min 00 sec, the radius of which is 55.00 feet, with a chord of South 03 deg 05 min 50 sec West, 84.31 feet to an iron rod set;

Thence South 53 deg 07 min 50 sec West, 4.07 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 129.88 feet, with a central angle of 13 deg 30 min 00 sec, the radius of which is 551.24 feet, with a chord of South 46 deg 22 min 50 sec West, 129.58 feet to an iron rod set;

Thence South 39 deg 37 min 50 sec West, 14.45 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 82.74 feet, the central angle of which is 39 deg 54 min 00 sec, the radius of which is 118.82 feet, with a chord of South 59 deg 34 min 50 sec West, 81.08 feet to an iron rod set;

Thence South 79 deg 31 min 50 sec West, 38.17 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 91.96 feet, the central angle of which is 25 deg 02 min 07 sec, the radius of which is 210.47 feet, with a chord of South 67 deg 00 min 46 sec West, 91.23 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 16.53 feet, the central angle of which is 02 deg 52 min 12 sec, the radius of which is 330.00 feet, the chord of which is South 53 deg 03 min 36 sec West, 16.53 feet to an iron rod set, at a corner common with the property of The Resubdivision of Lot 1 of Fairmont Square II Subdivision, as of record in Plat Book 6900, Page 98, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northwesterly right-of-way line of Fairmont Drive, with the northeasterly property line of The Resubdivision of Lot 1 of Fairmont Square II Subdivision, North 45 deg 55 min 10 sec West, 318.69 feet to an iron rod set at the intersection of the southerly terminus of Long Boulevard and the easterly right-of-way line of Long Boulevard;

Thence leaving the southerly terminus of Long Boulevard with the easterly right-of-way line of Long Boulevard, North 42 deg 56 min 20 sec East, 414.85 feet to an iron rod set in the southwesterly right-of-way line of Acklen Park Drive, at a corner common with the property of Keith

Honaker, as of record in Instrument Number: 20080730-0077946, at the Register's Office for Davidson County, Tennessee;

Thence with the southwesterly right-of-way line of Acklen Park Drive, South 46 deg 56 min 10 sec East, 358.38 feet to the POINT OF BEGINNING. Containing 160,633 square feet or 3.688 acres more or less.

Being the same property conveyed to Westmont Property Holdings, LLC, as of record in Instrument Number: 20060901-0108722, at the Register's Office for Davidson County, Tennessee.