PROPERTY TAX INFORMATION:

OWNER: **Music Row Partnership, comprised of Reita Aggarwal and Rajesh Aggarwal**
1501 Demonbreun Street
Nashville, TN 37203

SEND TAX BILLS TO: Same

BILL GARRETT, Davidson County
Trans:T20120096924 DEEDQC
Recvd: 12/19/12 09:52 2 pgs
Fees:12.00 Taxes:0.00
20121219-0116770

THIS INSTRUMENT PREPARED BY:

Jack E. Gritton, Attorney
752 S. Church St.
Murfreesboro, TN 37130

FROM INFORMATION FURNISHED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY PREPARER

Map/Group: 09313057700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, **RNR1 LLC**, have bargained and sold and does hereby quitclaim unto **Music Row Partnership, comprised of Reita Aggarwal and Rajesh Aggarwal,** its successors and assigns, forever, that certain tract or parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Located in the 19th District of Davidson County, Tennessee. Bound on the north by Demonbreum Street; on the east by I-40 and Music Circle East; and on the west by Lot 2, Music Circle East (Recorded I.N. 20061121-0144758).

Beginning at a nail in the south right-of-way of Demonbreum Street, being the northeast corner of Lot 2, Music Circle East and the northwest corner of this tract; thence with the south right-of-way of Demonbreum Street, N-62°39'26"-E, 23.69 feet to a concrete marker found; thence continuing with said right-of-way, N-62°45'04"-E, 67.07 feet to an iron pin found; thence N-64°39'25"-E, 46.59 feet to a nail; thence S-74°12'32"-E, 16.18 feet to a nail; thence N-62°21'30"-E, 85.56 feet to an iron pin set; thence N-53°41'32"-E, 109.63 feet to an iron pin set, being the northeast corner of this tact; thence leaving the south right-of-way of Demonbreum Street with the west right-of-way of Interstate 40, S-30°33'30"-E, 117.39 feet to an iron pin set; thence continuing with said right-of-way, S-07°57'06"-E, 14.95 feet to a nail; thence S-27°33'06"-E, 7.21 feet to an iron pin set; thence with a curve to the right, having a radius of 292.80 feet, with a chord bearing and distance of S-30°40'53"-W, 309.69 feet and an arc length of 326.32 feet to an iron pin set; thence S-62°32'17"-W, 55.42 feet to a nail; thence S-62°41'12"-W, 24.11 feet to a nail, being the southwest corner of this tract; thence leaving Interstate 40 with the east line of Lot 2, Music Circle East, N-27°48'15"-W, 297.90 feet to the nail at the beginning, containing 2.03 acres, more or less.

All iron pin sets mentioned in the above description are ½" rebar (H-S Engr. caps).

This tract is subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Said properties having since been replatted and is known as Lot 1 on the Final Plat of 2nd Revision Lots 1 and 2 Music Circle East & Revision One of Lot 3 Section Two, Music Circle East, of record in Instrument 200611210144758, said Register's Office.

Being the same property conveyed to RNR LLC, a Tennessee limited liability company by Deed from Capitol Demonbreun LLC, an Ohio limited liability company, dated 06/26/2003 and filed for record on 06/30/2003 in Instrument 200306300089853, Register's Office for DAVIDSON County, Tennessee. (as to Tract 1)

Being the same property conveyed to RNR LLC, a Tennessee limited liability company by Deed from LUI Nashville Roundabout LLC, a Delaware limited liability company, dated 12/15/2006 and filed for record on 12/22/2006 in Instrument 200612220158505, Register's Office for DAVIDSON County, Tennessee. (as to Tract 2)

Being the same property conveyed to RNR1 LLC by Deed from RNR LLC, dated 01/31/2007 and filed for record on 02/05/2007 in Instrument 200702050014481, Register's Office for DAVIDSON County, Tennessee. (as to Tract 2)

WITNESS MY HAND, this the 18 day of December, 2012.

RNR1 LLC.

By: Rajesh Aggarwal
Its: Managing Member

STATE OF TENNESSEE)

ss.

COUNTY OF RUTHERFORD)

Before me, the undersigned, Notary Public in and for the County and State aforesaid, personally appeared Rajesh Aggarwal, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of RNR1 LLC the within named bargainor, a Tennessee limited liability company, and as such President of the limited liability company, being authorized so to do, executed the foregoing instrument (Quit Claim Deed), for the purposes therein contained on behalf of such limited liability company as President.

WITNESS my hand and seal, at office in Murfreesboro, Tennessee, this the 18 day of December, 2012.

NOTARY PUBLIC

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

My Commission Expires: 3-10-15

AFFIDAVIT OF VALUE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

Sworn to and subscribed before me, on this 18 day of December, 2012.

NOTARY PUBLIC

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

My Commission Expires: 3-10-15