THIS INSTRUMENT PREPARED BY: + Return to:
Jay L. Yackow, Esq.
1400 Old Country Road
Westbury, New York 11590

ADDRESS NEW OWNER AS FOLLOWS AND SEND TAX BILLS TO:

Northgate Commons, LLC
48 East Old Country Road, Suite 203
Mineola, New York 11501

BILL GARRETT, Davidson County
Trans:T20130003608 DEEDQC
Recvd: 01/14/13 13:11 3 pgs
Fees:17.00 Taxes:0.00
20130114-0004287

Tax Parcel Identification No. 069-12-0-086.00

STATE OF NEW YORK)
COUNTY OF NASSAU)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
this 10th day of January, 2013.

Notary Public

JAY L. YACKOW
NOTARY PUBLIC - STATE OF NEW YORK
NO. 4793749
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES OCT. 31, 2013

My commission expires: 10/31/13

QUITCLAIM DEED

For and in consideration of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASHVILLE NORTHGATE LAND, LLC**, a Tennessee limited liability company ("Grantor"), by these presents does hereby quitclaim and convey unto **NORTHGATE COMMONS, LLC**, a Delaware limited liability company ("Grantee"), its heirs, representatives, successors and assigns, all Grantor's interest in

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING A PART OF LOT NO. 1 ON THE SUBDIVISION PLAT ENTITLED "NORTHGATE SHOPPING CENTER" WHICH IS OF RECORD IN BOOK 5060, PAGE 38, REGISTER'S OFFICE, DAVIDSON COUNTY TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF CLARKSVILLE PIKE, U.S. 41-A ST. RT. #112 (AS WIDENED), SAID IRON PIN BEING 296.51 +/- FEET FROM THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CLARKSVILLE PIKE (AS WIDENED) AND THE NORTHERLY RIGHT OF WAY LINE OF HYDES FERRY PIKE, ST. RT. 12, AS MEASURED ALONG THE CENTER LINE OF CLARKSVILLE PIKE AND ALSO BEING 42 FEET WEST FROM THE CENTER LINE OF CLARKSVILLE PIKE AND BEING THE COMMON CORNER OF THE HEREIN DESCRIBED TRACT AND PARCEL (87) ON TAX MAP 69-12 OWNED BY CLIFFORD L. MAXWELL BY WILL BOOK 107, PAGE 164, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND PARCEL (87) S 39 DEG. 45 MIN. 23 SEC. W 333.62 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF HYDES FERRY PIKE, ST. RT. 12; THENCE,

2. WITH THE NORTHERLY RIGHT OF WAY LINE OF HYDES FERRY PIKE, ST. RT. 12, N 81 DEG. 22 MIN. 55 SEC. W 340.00 FEET TO A CONCRETE MONUMENT; THENCE,

3. N 8 DEG. 37 MIN. 05 SEC. E 115.92 FEET TO AN IRON PIN; THENCE,

4. N 26 DEG. 30 MIN. 16 SEC. W 237.59 FEET TO AN IRON PIN; THENCE,

5. WITH A LINE SEVERING LOT NO. 1 NORTHGATE SHOPPING CENTER N 63 DEG. 29 MIN. 44 SEC. E 350.00 FEET TO AN IRON PIN; THENCE,

6. N 26 DEG. 30 MIN. 16 SEC. W 150.00 FEET TO AN IRON PIN; THENCE,

7. N 63 DEG. 29 MIN. 44 SEC. E 123.74 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY LINE OF CLARKSVILLE PIKE (AS WIDENED); THENCE,

8. WITH THE WESTERLY RIGHT OF WAY LINE OF CLARKSVILLE PIKE (AS WIDENED) S 34 DEG. 24 MIN. 32 SEC. E 136.53 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT; THENCE,

9. CONTINUING WITH THE WESTERLY RIGHT OF WAY OF CLARKSVILLE PIKE (AS WIDENED) S 26 DEG. 30 MIN. 16 SEC E 34.59 FEET TO AN IRON PIN SET AT THE BEGINNING OF A CURVE; THENCE,

10. CONTINUING WITH SAID RIGHT OF WAY WITH A CURVE TO THE LEFT (RADIUS 2906.79) FEET SOUTHEASTERLY A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING AND HAVING A CHORD BEARING AND DISTANCE OF S 30 DEG. 11 MIN. 58.5 SEC. E 374.672 FEET.

This is part of the same property conveyed to the Grantor by Deed recorded in Instrument No. 20100302-0015681 in the Register's Office of Davidson County, Tennessee and being further identified as Parcel I.D. Number 069-12-0-086.00.

It is the intention of the parties that a certain Ground Lease Agreement dated September 1, 1975 by and between Clifford Maxwell, Landlord and Singer Housing Company d/b/a The Mitchell Company, Tenant, a memorandum of which is of record in Book 5082, page 632 and re-recorded in Book 5095, page 330, Register's Office for Davidson County, Tennessee which Ground Lease was assigned to MLB Group, an Alabama General Partnership by Assignment of Ground Lease of record in Book 5104, page 632, said Register's Office and was amended in Book 5116, page 522, said Register's Office, and further assigned to The Mitchell Company, an Alabama general partnership by Assignment of Ground Lease og record in Book 6594, page 812, said Register's office, and further assigned to Largo/Bordeaux Associates, Ltd., a Florida limited partnership by Assignment of Ground Lease of record in Book 6594, page 826, said Register's Office, and further assigned to Northgate Commons, LLC, a Delaware limited liability Company by Assignment of Ground Lease of record in Instrument No. 20070823-0101112, said Register's Office and the fee title shall merge.

This is improved property known as 3709-3731 Clarksville Pike, Nashville, Tennessee 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 9th day of January, 2013.

NASHVILLE NORTHGATE LAND, LLC

By: _____
MANOUCHEHR MALEKAN, MEMBER

STATE OF NEW YORK
COUNTY OF NASSAU

Before me, a Notary Public of the State and County aforesaid, personally appeared MANOUCHEHR MALEKAN, MEMBER of NASHVILE NORTHGATE LAND, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and who, upon oath acknowledged that he is a MEMBER of NASHVILLE NORTHGATE LAND, LLC, and that he as such MEMBER, executed the foregoing instrument for the purpose therein contained by signing the name of such limited liability company by himself as MEMBER of such limited liability company.

WITNESS my hand and Notarial Seal, at office in Westbury, New York, this, the 10th day of January, 2013.

_____
Notary Public

My Commission Expires: 10/31/13

JAY L. YACKOW
NOTARY PUBLIC - STATE OF NEW YORK
NO. 4793749
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES OCT. 31, 2013