This Instrument Prepared By:
Sheley, Hall & Williams, P.C.
303 Peachtree Street, NE
Suite 4440
Atlanta, Georgia 30308
Attn.: David G. Williams, Esq.

Send Tax Bills To:
MAC Partners, LLC
c/o Research Management Corp.
901 Ponce de Leon Blvd.
Suite 505
Coral Gables, Florida 33134
Attn: Joy McKenna

Tax Map Parcel No.:
10801008100

After Recording, Return To:
Sheley, Hall & Williams, P.C.
303 Peachtree Street, Ste. 4440
Atlanta, Georgia 30308
Attn.: David G. Williams, Esq.

Property Address:
828 Royal Parkway
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20130088472 DEEDQC
Recvd: 10/14/13 12:07 9 pgs
Fees:47.00 Taxes:0.00
20131014-0107323

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **MAC PARTNERS MANAGER, LLC**, a Georgia limited liability company, **MAC PARTNERS MANAGER II, LLC**, a Georgia limited liability company, **MAC HAYDEN, LLC**, a Georgia limited liability company, **MAC GARRETT, LLC**, a Georgia limited liability company, and **MAC DEVON, LLC**, a Georgia limited liability company (each, a "**Grantor**", and collectively, "**Grantors**"), as joint tenants-in-common under that certain Tenants In Common Agreement dated November 21, 2006, on this the 10th day of OCTOBER, 2013, for and in consideration of the sum of One and No/100ths Dollars ($1.00), do hereby bargain, sell, release, remise, quit claim and convey in the percentages listed below as joint tenants-in-common, all of Grantors' right, title and interest in and to that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof (the "**Property**") unto **MAC PARTNERS, LLC**, a Georgia limited liability company ("**Grantee**").

Each Grantor's interest being conveyed hereby is as follows:

MAC Partners Manager, LLC:	50%
MAC Partners Manager II, LLC:	5%
MAC Hayden, LLC:	15%
MAC Garrett, LLC:	15%
MAC Devon, LLC:	15%

The Property was acquired by Grantors by instrument recorded as Instrument Number 20061127-0146000, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have caused this instrument to be signed on its behalf by its duly authorized officers the day and year first above written.

[SIGNATURES COMMENCE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the date first above written.

GRANTORS:

MAC PARTNERS MANAGER, LLC,
a Georgia limited liability company

By: _____[SEAL]
Richard G. Fownes
Manager

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

I, Joy McKenna, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard G. Fownes personally known to me to be the Manager of MAC PARTNERS MANAGER, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager of such company, he signed and delivered the said instrument pursuant to proper authority duly given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9TH day of October, 2013.

Joy McKenna
Notary Public

My Commission expires:

October 23, 2016

JOY MCKENNA
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846084
Bonded Through National Notary Assn.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM THE PREVIOUS PAGE]

MAC PARTNERS MANAGER II, LLC,
a Georgia limited liability company

By: _____[SEAL]
Richard G. Fownes
Manager

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

I, Joy McKenna, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard G. Fownes personally known to me to be the Manager of MAC PARTNERS MANAGER II, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager of such company, he signed and delivered the said instrument pursuant to proper authority duly given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9TH day of October, 2013.

Joy McKenna
Notary Public

My Commission expires:
October 23, 2016

JOY MCKENNA
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846084
Bonded Through National Notary Assn.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM THE PREVIOUS PAGE]

MAC HAYDEN, LLC,
a Georgia limited liability company

By: _____[SEAL]
Richard G. Fownes
Manager

STATE OF Florida)
) SS.
COUNTY OF Miami Dade)

I, Joy McKenna, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard G. Fownes personally known to me to be the Manager of MAC HAYDEN, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager of such company, he signed and delivered the said instrument pursuant to proper authority duly given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of October, 2013.

_____
Notary Public

My Commission expires:

October 23, 2016

JOY MCKENNA
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846084
Bonded Through National Notary Assn.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM THE PREVIOUS PAGE]

MAC DEVON, LLC,
a Georgia limited liability company

By: _____ [SEAL]
Richard G. Fownes
Manager

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

I, Joy McKenna, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard G. Fownes personally known to me to be the Manager of MAC DEVON, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager of such company, he signed and delivered the said instrument pursuant to proper authority duly given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of October, 2013.

Joy McKenna
Notary Public

My Commission expires:

October 23, 2016

JOY MCKENNA
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846084
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[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM THE PREVIOUS PAGE]

MAC GARRETT, LLC,
a Georgia limited liability company

By: _____ [SEAL]
Richard G. Fownes
Manager

STATE OF Florida)
) SS.
COUNTY OF Miami Dade)

I, Joy McKenna, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard G. Fownes personally known to me to be the Manager of MAC GARRETT, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager of such company, he signed and delivered the said instrument pursuant to proper authority duly given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of October, 2013.

Joy McKenna
Notary Public

My Commission expires:
October 23, 2016

JOY MCKENNA
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846084
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[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM THE PREVIOUS PAGE]

STATE OF Florida

COUNTY OF Miami Dade

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409.

AFFIANT

Sworn to and subscribed before me this 9th day of October, 2013.

Notary Public

My Commission Expires:

October 23, 2016

JOY MCKENNA
Notary Public - State of Florida
My Comm. Expires Oct 23, 2016
Commission # EE 846084
Bonded Through National Notary Assn.

EXHIBIT A

LEGAL DESCRIPTION

MAC II – 828 Royal Parkway

Property located in the 14th Councilmanic District of Davidson County, Tennessee. Being shown as Lot 1 on the Final Plat of "Second Revision" Metro Airport Center Section 5 – Phase 2 and Section 5 – Phase 3 of record in Book 9700, Page 655, R.O.D.C., TN., and being described according to a survey by J. Bruce Rainey, Surveyor no. 823, dated October 24, 2006, as follows:

BEGINNING at an iron pin in the southerly right-of-way of Royal Parkway, said pin being the Northwest corner of the herein-described tract and the Northeast corner of Lot 2, said pin being located 547.97', as measured along the southerly right-of-way of Royal Parkway, from the intersection of the southerly right-of way of Royal Parkway and the easterly right-of-way of Airport Center Drive. Thence from said POINT OF BEGINNING with the southerly right-of-way of Royal Parkway, 30 feet from the centerline, S 42°13'40" E – 358.56' to an iron pin; Thence leaving the right-of-way of Royal Parkway, with the westerly line of Duke Realty Limited Partnership of record in Book 11376, Page 434, R.O.D.C., TN. S 27°33'22" W – 489.78' to a iron pin in the northerly right-of-way of Interstate 40; Thence with said right-of-way, S 82°15'28" W – 95.77' to an iron pin; Thence N 87°58'24" W – 222.94' to an iron pin at the Southeast corner of Lot 3; Thence with the easterly line of Lot 3 the following calls: N 07°31'47" E – 19.34' to an iron pin; Thence N 31°48'09" E – 141.87' to an iron pin; Thence N 22°37'47" E – 54.77' to an iron pin; Thence N 10°46'12" E – 52.88' to an iron pin; Thence N 06°11'46" E – 52.23' to an iron pin; Thence N 01°05'24" W – 53.39' to an iron pin; Thence N 06°58'29" W – 107.51' to an iron pin; Thence N 15°27'43" W – 67.08' to an iron pin at a corner to Lot 2; Thence with the southerly line of Lot 2,
S 82°28'13" E – 117.08' to an iron pin; Thence with the easterly line of Lot 2,
N 27°37'28" E – 227.07' to the POINT OF BEGINNING, containing 4.83 acres, more or less.

Together with those certain easement rights set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6477, Page 870 and amended in Book 6973, Page 359, R.O.D.C., TN.

Being the same property conveyed to MAC Partners Manager, LLC, a Georgia limited liability company, as to a 50% undivided interest; MAC Partners Manager II, LLC, a Georgia limited liability company, as to a 5% undivided interest; MAC Hayden, LLC, a Georgia limited liability company, as to a 15% undivided interest; MAC Garrett, LLC, a Georgia limited liability company, as to a 15% undivided interest; and MAC Devon, LLC, a Georgia limited liability company, as to a 15% undivided interest, by deed of record as Instrument No. 20061127-0146001, Register's Office for Davidson County, TN.