Davidson County DEEDQC
Recvd: 12/16/13 11:14 7 pgs
Fees:38.00 Taxes:5550.00
20131216-0126750

SPACE ABOVE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

Instrument Prepared By:

Coree Smith, Esq.
Kirkland & Ellis LLP
300 North LaSalle Street
Chicago, Illinois 60654

When Recorded Return to:

First American Title Insurance Company
Attn: Katherine Hahm
30 N LaSalle Street, Suite 2700
Chicago, IL 60602

NCS-644085
1 of 1

NCS 644085

QUIT CLAIM DEED Tennessee	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 1,500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 2013. Notary Public MY COMMISSION EXPIRES: 6-5-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coree Smith, Esq.
Kirkland & Ellis LLP
300 North LaSalle Street
Chicago, IL 60654

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Primeritus Financial Services, Inc. (NAME)	Cameron Hitchcock, Primeritus Financial Services (NAME)	134 00 0 258.00
440 Metroplex Drive (ADDRESS)	440 Metroplex Drive (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **METROPLEX TRUST, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby sell, alien, transfer, quitclaim, and convey unto **PRIMERITUS FINANCIAL SERVICES, INC., a Delaware Corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This is improved property known as: **435 Metroplex Drive, Nashville, TN 37211**

This Quit Claim Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all of the "Permitted Exceptions" shown on Exhibit B attached hereto and incorporated herein by this reference.

[Signature page follows this page]

IN WITNESS WHEREOF, the Grantor has duly executed this deed by its duly authorized officer or representative on the day and year first above written.

METROPLEX TRUST, LLC, a Delaware limited liability company

By: _____

Name: John P. McMahon

Its: Chief Financial Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John P. McMahon, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the CFO of Metroplex Trust LLC, and that, he/she, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 9th day of December, 2013.

Commission expires:

_____
Notary Public

OFFICIAL SEAL
LINDA L EICHORN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/17/16

MAIL AFTER RECORDING TO:

Cameron Hitchcock
Primeritus Financial Services, Inc.
440 Metroplex Drive
Nashville, TN 37211

EXHIBIT A

Legal Description

(435 Metroplex Drive):

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 4 of Section Five, Metroplex, as of record in Plat Book 5190, page 776, at the Register's Office for Davidson, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the southerly right of way line of Metroplex Drive, 60 feet in width, at a comer common with the property of Lot 1 of Metroplex, Section Twelve, as of record in Plat Book 6050, page 355, at the Register's Office for Davidson County, Tennessee, at a comer common with the property of Southern Equipment Rental, LLC, as of record in Instrument Number: 200205090057164, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 639,970.05; Basting: 1,762,300.93; on the State Plane Coordinate System NAD-83 (1995);

Thence with the southerly right of way line of Metroplex Drive, South 87 deg 05 min 16 sec East, 212.73 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 102.84 feet, the central angle of which is 19 deg 10 min 21 sec, the radius of which is 307.32 feet, the chord of which is South 77 deg 30 min 06 sec East, 102.36 feet to an existing iron rod, at a comer common with Lot 5 of Section Ten, Metroplex, as of record in Plat Book 6200, page 524, at the Register's Office of Davidson County, Tennessee, also being the property of YMCA of Middle Tennessee, as of record in Deed Book 9209, page 92, at the Register's Office of Davidson County, Tennessee;

Thence leaving the southerly right of way line of Metroplex Drive, with the westerly property line of said Lot 5, South 02 deg 48 min 44 sec West, 356.87 feet to an existing iron rod, at a comer common with Lot 2 of Section Four, Metroplex, as of record in Plat Book 5800, page 228, at the Register's Office of Davidson County, Tennessee, also being the property of Y.M.C.A. of Nashville & Middle Tennessee, as of record in Deed Book 8468, page 571, at the Register's Office of Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 88 deg 23 min 06 sec West, 155.00 feet to an iron rod set;

Thence with the westerly property line of said Lot 2, South 02 deg 48 min 44 sec West, 22.40 feet to an iron rod set, at a comer common with Lot 2 of Harding Place Park, as of record in Plat Book 4660, page 7, at the Register's Office of Davidson County, Tennessee, also being the property of John J. & Susie M. Yoon, as of record in Instrument Number: 20040203-0012890, at the Register's Office of Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 87 deg 05 min 16 sec West, 158.66 feet to an iron rod set, at a comer common with said 'Lot 1 ;
Thence with the easterly property line of said Lot 1, North 02 deg 48 min 44 sec East, 399.83 feet to the Point of Beginning: Containing 121,086, square feet or 2.780 acres more or less.

Being the same property conveyed to Metroplex Trust, LLC by deed of record in Instrument No. 20121029-0098801, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Real estate taxes, assessments and other governmental charges which are a lien but are not yet due and payable.

4. All matters shown on the Plan of record in Plat Book 5190, Page 776, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6112, Page 37, in the Register's Office for Davidson County, Tennessee.

6. Metroplex, Inc., Declaration of Restrictive Covenants of record in Book 6171, Page 692, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Katherine Hahn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Katherine Hahn
Signature

State of IL

County of Will

Personally appeared before me, Hilda Barbosa, a notary public for this county and state, Katherine Hahn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilda Barbosa
Notary's Signature

My Commission Expires: 8/20/2017
Notary' Seal (if on paper)

HILDA BARBOSA
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 20, 2017