BILL GARRETT, Davidson County
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20131227-0130467

THIS INSTRUMENT PREPARED BY:

Garrett DeFrenza Stiepel Ryder LLP
3200 Bristol Street, Suite 850
Costa Mesa, CA 92626-1808

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SIR Audubon Park, LLC Attn: Ana Marie del Rio, Esq. 18100 Von Karman Ave., Suite 500 Irvine, CA 92612	SIR Audubon Park, LLC Attn: Ana Marie del Rio, Esq. 18100 Von Karman Ave., Suite 500 Irvine, CA 92612	147-11-0-030.00 147-11-0-136.00

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **PE AUDUBON, GP**, a Tennessee general partnership ("**Grantor**"), by these presents does hereby quitclaim and convey unto **SIR Audubon Park, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to the following described tract of land more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

This is improved property known as 600 Whispering Hills Drive, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON The actual consideration for this transfer is $ 0.

Affiant Jerome S. Gross

Subscribed and sworn to before me this the 27 day of December 2013.

(Affix Seal) *Notary Public* Nicole Champion

NICOLE CHAMPION NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 8-28-16

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of December 27, 2013

GRANTOR:

PE AUDUBON, GP,
a Tennessee general partnership

By: _____
Name: Justin Prince
General Partner

STATE OF Tennessee)
)
COUNTY OF Davidson) ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Justin C. Prince, as general partner of PE AUDUBON, GP, a Tennessee general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 26th day of December, 2013.

My Commission Expires: 9/9/2014

_____
Notary Public

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

EXHIBIT A

LEGAL DESCRIPTION

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearing are based on Geodetic North by G.P.S. observations dated 11-07-2013.

BEGINNING at an existing iron pin on the north right-of-way of Northcrest Drive, 50' right-of-way, corner to Lindalu Lovier (Deed Book 10016, Page 207);
THENCE, leaving said right-of-way and along Lovier's line for the next 4 calls: along a curve to the left, radius of 25.00', arc length of 38.43', bearing N 22°14'27" E, a distance of 34.76' to an existing iron pin;
THENCE, N 20°31'12" W a distance of 24.29' to an existing iron pin;
THENCE, N 29°12'27" W a distance of 116.63' to an existing iron pin;
THENCE, S 56°21'31" W a distance of 159.10' to an existing iron pin, corner to Melanie Smith (Inst. No. 200109180100717);
THENCE, along Smith's line and then Jeremy & Chandler Quarles (Instrument No. 201303260029723) S 88°50'31" W a distance of 184.04' to an existing iron pin, corner to Lanzy Wilson et ux (Deed Book 5059, Page 12) and Jesse Jackson & Deana Farrar (Deed Book 9883, Page 110);
THENCE, along the line of Jackson & Farrar, then Bonnie & Jonathan Huettig (Instrument No. 200708010091565), Victoria Rowlett (Instrument No. 200305160067030) and Carolyn Earls (Instrument No. 201308270090505) N 81°38'04" W a distance of 347.36' to an existing iron pin, corner to Charles Smith (Instrument No. 201110250083066);
THENCE, along Smith's line, then Kelly Conrad (Instrument No. 201109130070809) and Jerry Hunt (Instrument No. 200511210140250) N 54°25'16" W a distance of 185.94' to an existing iron pin, corner to Tyler, Stefanie & Samuel House (Instrument No. 201302190016420);
THENCE, along House's line, then William Pewitt (Deed Book 6021, Page 699) N 43°37'01" W a distance of 193.66' to an existing iron pin;
THENCE, continuing along Pewitt's line S 38°53'04" W a distance of 172.12' to an existing iron pin on the north right-of-way of Leanne Drive, 50' right-of-way;
THENCE, along said right-of-way of Leanne Drive for the next 3 calls: along a curve to the left, radius of 522.00', arc length of 181.87', bearing N 58°57'03" W, a distance of 180.95' to a point;
THENCE, N 68°51'10" W a distance of 165.31' to an existing iron pin;
THENCE, along a curve to the right, radius of 25.00', arc length of 38.83', bearing N 23°56'32" W, a distance of 35.04' to an existing iron pin on the east right-of-way of Whispering Hills Drive, 50' right-of-way;
THENCE, leaving said right-of-way of Leanne Drive and along said right-of-way of Whispering Hills Drive for the next 2 calls: N 20°27'42" E a distance of 111.89' to a point;
THENCE, along a curve to the left, radius of 985.00', arc length of 548.09', bearing N 04°31'15" E, a distance of 541.05' to a point, corner to Robert & Patty Price et al (Instrument No. 200902200014824), said point being N 78°02'09" E, a distance of 10.00' from a PK Nail set as reference;
THENCE, leaving said right-of-way of Whispering Hills Drive and along the line of Robert & Patty Price et al N 78°02'09" E a distance of 152.12' to an existing iron pin, corner to Bibisco, Inc. (Deed Book 10128, Page 244);
THENCE, along the line of Bibisco, Inc. for the next 6 calls: S 14°36'21" W a distance of 12.74' to a concrete monument;

THENCE, S 65°30'14" E a distance of 75.81' to an existing iron pin;
THENCE, S 81°57'38" E a distance of 194.81' to a concrete monument;
THENCE, S 83°34'36" E a distance of 151.18' to an existing iron pin;
THENCE, S 70°42'24" E a distance of 172.93' to an existing iron pin;
THENCE, S 57°29'18" E a distance of 198.85' to an existing iron pin, corner to JC Sun Investment, Inc. (Instrument No. 200807180073771);
THENCE, along the line of JC Sun Investment, Inc. for the next 4 calls: S 14°24'34" W a distance of 109.55' to an existing iron pin;
THENCE, N 81°42'36" E a distance of 330.39' to an existing iron pin;
THENCE, S 14°01'34" E a distance of 139.98' to an existing iron pin;
THENCE, S 52°58'42" E a distance of 196.83' to an existing iron pin, corner to O.I.C. Landmark Townhomes (Instrument No. 200801100002933);
THENCE, along the line of O.I.C. Landmark Townhomes for the next 6 calls: S 30°17'52" W a distance of 93.63' to an existing iron pin;
THENCE, S 37°06'53" E a distance of 37.50' to an existing iron pin;
THENCE, S 52°53'07" W a distance of 114.00' to an existing iron pin;
THENCE, S 37°06'53" E a distance of 175.56' to an existing iron pin;
THENCE, S 61°25'53" E a distance of 101.78' to an existing iron pin;
THENCE, S 11°52'52" E a distance of 113.93' to an iron pin set on the north right-of-way of Northcrest Drive (50' right-of-way);
THENCE, along said right-of-way along a curve to the left, radius of 617.40', arc length of 143.65', bearing S 71°13'35" W, a distance of 143.33' to the POINT OF BEGINNING, containing 22.98 acres, more or less, according to a survey performed by Kevin David Crowe, PLS #1979TN.

Being the same property conveyed to PE Audubon, GP, a Tennessee General Partnership by Special Warranty Deed from JPMCC 2005-CIBC13 Whispering Hills Drive, LLC, a Tennessee limited liability company, recorded on the 13th day of April, 2012 in Instrument No. 20120413-0031647, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to SIR Audubon Park, LLC, a Delaware limited liability company, recorded in Instrument No. ~~#~~ #20131227-0130466, in the register's Office for Davidson County, Tennessee.