BILL GARRETT, Davidson County
Trans:T20130108128 DEEDQC
Recvd: 12/31/13 14:57 5 pgs
Fees:27.00 Taxes:0.00
20131231-0131305

This instrument was prepared by:
Bradley Arant Boult Cummings LLP (RFW)
1600 Division Street, Suite 700
Nashville, TN 37203

QUITCLAIM DEED

FROM: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, Grantor

TO: LAUREL PROPERTY, LLC, Grantee

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel No.
Laurel Property, LLC 301 E. Las Olas Blvd. Ft. Lauderdale, FL 33301	Same	093-09-0-293.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of December, 2013.

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

Notary Public
My Commission Expires:_____

WHEREAS, the Arts Center Redevelopment Plan (the "Redevelopment Plan"), has been adopted pursuant to Ordinance No. 098-1188 as amended by Ordinance Nos. 099-1767 and BL 2002-1063 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee (collectively, the "Metropolitan Ordinance"); and

WHEREAS, Grantor (as defined below) owns certain real property located within the geographic area of the Arts Center Redevelopment District, as described in the Redevelopment Plan (the "Redevelopment Area"), including without limitation the Property (as defined below); and

WHEREAS, Grantor has approved certain tax increment financing with respect to development of the Property (the TIF Financing"), and Grantee and Grantor entered into that certain Development Agreement between Grantor and Grantee (each as defined below) dated as of November 12, 2013 (the "Development Agreement"); and

WHEREAS, pursuant to the Redevelopment Plan and Sections 13-20-202, 13-20-204 and 13-20-209 of the Tenn. Code Ann., as amended to date, Grantor is authorized to sell the Property for development purposes.

NOW THEREFORE, FOR AND IN CONSIDERATION OF Ten and no/100 dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, Tenn. Code Ann. §13-20-101, et. seq. ("Grantor"), does quitclaim unto LAUREL PROPERTY, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 1200 Laurel Street, Nashville, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

As required by the Development Agreement, Grantee covenants for itself and its successors and assigns, that, by acceptance of this Deed that Grantee shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental of the Property (or any portion thereof), or in the use or occupancy of the Property or any improvements erected or to be erected thereon. All successors in interest to Grantee shall be bound by these covenants, all of which shall run with the land.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Quitclaim Deed on its part have been complied with and that things necessary to constitute this Quitclaim Deed as a valid, binding, and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Quitclaim Deed on its part have been and are in all respects authorized in accordance with the Metropolitan Ordinance, the Redevelopment Plan, the Act and other applicable law.

This instrument has been prepared based on information provided by Grantor and Grantee.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 31st day of December, 2013.

GRANTOR:

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: James L Thiltgen
Print Name: James L Thiltgen
Title: Deputy Executive Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared James L. Thiltgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Deputy Executive Director (or other officer authorized to execute the instrument) of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee, the within name bargainor, and that he/she as such Deputy Executive Dr executed the foregoing instrument for the purposes therein contained, by signing the name of the agency by him/herself as Deputy Executive Director

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 2013.

V. Jean Merkle
Notary Public
My Commission Expires: 9-11-2017

V. JEAN MERKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2 on the Subdivision Plat of Twelfth Avenue South at Demonbreun Street and Laurel Street, as shown on the plat of record as Instrument No. 20120216-0013756, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed of record as Instrument No. 20131231-0131304, Davidson County Register's Office.