BILL GARRETT, Davidson County
Trans:T20140010564 DEEDWARR
Recvd: 02/13/14 13:01 3 pgs
Fees:18.00 Taxes:6660.00
20140213-0012882

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box #14
25672-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Quidditch Investments, LLC 201 Summit View Drive, Suite 300 Brentwood, Tennessee 37027	New Owner	Map 093-02-0 Parcel 009.01

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **COURT SQUARE ASSOCIATION**, a Tennessee general partnership (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **QUIDDITCH INVESTMENTS, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

BEING Parcel C(d) on the Plan of the Resubdivision of Parcels C(a) and C, of the Capitol Hill Redevelopment Project, as of record in Book 3500, Page 109, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Third Avenue North, at the common corner of Parcel C(c) and C(d);

Thence, with the margin of said Avenue, southerly 142.00 feet to a point at the beginning of a curve;

Thence, around said curve, southwesterly 25.24 feet to a point in the northerly margin of James Robertson Parkway; thence, with the margin of the same, northwesterly around a curve, 277.68 feet to the corner of Parcel C(c);

Thence, with the line between Parcels C(c) and C(d), North 65° 21' East 225.75 feet to the point of beginning, containing 24,735.5 square feet.

BEING the same property conveyed to Court Square Association, LLC, a Tennessee limited liability company by Special Warranty Deed dated September 24, 1999 from Court Square Associates, Inc., a Tennessee corporation, of record in Book 11674, Page 568. The said Court Square Association, LLC merged into Court Square Association, a Tennessee general partnership, by Articles of Merger dated December 28, 1999, of record in Instrument No. 20000105-0001521, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor

covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of February, 2014.

COURT SQUARE ASSOCIATION, a Tennessee general partnership

By: _____
Name: William B. Jakes, III
Its: General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM B. JAKES, III with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of COURT SQUARE ASSOCIATION, a Tennessee general partnership, the within-named bargainor, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand, at office, this 13th day of February, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

_____
Affiant

Subscribed and sworn to before me this 13th day of February, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 3500, Page 109, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as set out in the Deed, of record in Book 3833, Page 849, Register's Office for Davidson County, Tennessee.

4. Certificate of Compliance, of record in Book 4011, Page 517, Register's Office for Davidson County, Tennessee.

5. Covenants of record in Book 4056, Page 890, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants for The Capitol Hill Redevelopment Project, of record in Book 2735, Page 473, and Amended in Instrument No. 20070122-0008939, Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease by and between Court Square Association and BellSouth Mobility, LLC, d/b/a Cingular Wireless, dated July 1, 2004, of record in Instrument No. 20050110-0003818, Register's Office for Davidson County, Tennessee.