Transaction Number 12-09-002

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
CH Realty VI-LPC MF Nashville Charlotte, L.L.C. c/o Lincoln Property Company 6340 Sugarloaf Parkway Suite 350 Duluth, Georgia 30097 Attn: Charles O. Shallat and Ken Buck	09211009800 09211009700 09211009900 09211009100	New Owner
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Boulevard, 22nd Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE STATE OF TENNESSEE** ("Grantor"), hereby sells, assigns, and quitclaims to **CH REALTY VI-LPC MF NASHVILLE CHARLOTTE, L.L.C.**, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, the real property described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by reference (the "Property").

This is ***unimproved*** property located at the corner of Charlotte Avenue and 23rd Avenue North, Nashville, Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF COBB

The actual consideration for this transfer is $3,150,000.00.

Affiant

Subscribed and sworn to before me this 6th day of March, 2014.

Rebecca Michell Trepasso
Notary Public
My Commission Expires: 9-30-2014

Davidson County DEEDQC
Recvd: 03/12/14 11:33 6 pgs
Fees:33.00 Taxes:11655.00
20140312-0020688

REBECCA MICHELL TREPASSO NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 30, 2014

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18th day of March, 2014.

GRANTOR:

STATE OF TENNESSEE

By: _____
Robert E. Oglesby, Commissioner of the
Department of General Services

APPROVED:

_____
Robert E. Cooper, Jr. Attorney General

_____
Bill Haslam, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Robert E. Oglesby, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of the Department of General Services, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office this the 21st day of February, 2014.

_____
Notary Public

My Commission Expires: 11/06/2017

DENISE R. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Beginning at a set iron rod in the north margin of Charlotte Avenue
and being the common corner of G.A.P. Realty #1, LLC
(Book 10378, Pages 154-159); Thence with said G.A.P. Realty #1, LLC
N 15 DEGREES 09 MINUTES 46 SECONDS W a distance of
294.71 feet *to* a set iron rod in an existing fence and in the line of
Nashville, Chattanooga, and St. Louis Railway (Deed Book 256, Page 467, and
Deed Book 435, Page 452);
Thence with said Railway N 46 DEGREES 44 MINUTES 25 SECONDS E
a distance of 56.65 feet to a set iron rod;
Thence N 15 DEGREES 10 MINUTES 03 SECONDS W
a distance of 14.74 feet to a set iron rod;
Thence N 68 DEGREES 58 MINUTES 16 SECONDS E
a distance of 522.72 feet to an existing nail in the west margin of
23rd Avenue North and the south margin Felicia Street;
Thence with the west margin of 23rd Avenue North
S 15 DEGREES 26 MINUTES 33 SECONDS E a distance of 227.58 feet
to a building corner and common corner to Charlotte 2300, LLC
(Instr: 200707170085115);
Thence with said Charlotte 2300
S 74 DEGREES 52 MINUTES 55 SECONDS W a distance of 262.40 feet
to an existing iron rod;
Thence S 02 DEGREES 37 MINUTES 41 SECONDS W
a distance of 12.62 feet to an existing iron rod;
Thence S 75 DEGREES 01 MINUTES 03 SECONDS W
a distance *of* 13.41 feet to an existing iron rod;
Thence S 01 DEGREES 06 MINUTES 32 SECONDS W
a distance *of* 156.69 feet to an existing iron rod in the north margin of
Charlotte Avenue;
Thence with said margin S 74 DEGREES 53 MINUTES 05 SECONDS W
a distance of 247.50 feet to a
set iron rod which is the point of beginning,
having an area of155960 square feet, 3.58 acres.

Being the same property conveyed to the State of Tennessee by deeds recorded in Book 3982, page 270 and Book 999, page 611, as described as and shown as Tract 3 on that certain survey prepared by Chandler Surveying, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146, last revised December 6, 2011, Project Number 693.

Exhibit B
Survey

See attached

GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.

2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: TRIMBLE R8 DUAL FREQUENCY RECEIVER AND T.D.O.T. GNSS REFERENCE NETWORK.

3. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-11.

4. PROPERTY SUBJECT TO ANY AND ALL ENDORSES OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

6. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND SO DO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.

7. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

8. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.

9. THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATE OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.

10. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.

12. CONTOUR INTERVALS AT 1.0'

13. PROPERTY LOCATED WITHIN ZONE "X" (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FEMA MAP NUMBER 47037C0216 F, DATED: APRIL 20, 2001.

DEED & PLAT REFERENCES

LOTS 1-6, GEORGE SHIELDS SUBD: BOOK 57, PAGE 92

PART OF LOT 1, JOHN BOYD COCKRILL SPRING TRACT: BOOK 21, PAGE 40

LOTS 21-53, BURLINGTON HEIGHTS SUBD: BOOK 332, PAGE 13

PARCELS 85 & 86: BOOK 3317, PAGE 104

PARCEL 87: BOOK 3317, PAGE 55

PARCEL 88: BOOK 3577, PAGE 393

PARCEL 89: BOOK 4332, PAGE 468

PARCEL 90, LOTS 26 & 27: BOOK 1535, PAGE 223
LOT 28: BOOK 838, PAGE 332
LOT 29: BOOK 838, PAGE 98
LOT 30: BOOK 576, PAGE 150
LOT 31: BOOK 581, PAGE 45
LOT 32 & 33: BOOK 567, PAGE 285
LOT 34: BOOK 1580, PAGE 10
LOT 35: BOOK 1580, PAGE 15
LOT 36: BOOK 1580, PAGE 11
LOT 37: BOOK 1530, PAGE 21
LOT 38: BOOK 1580, PAGE 29
LOTS 39,40,41: BOOK 849, PAGE 42
LOTS 42 & 43: BOOK 838, PAGE 330

PARCEL 91, LOTS 50-53: BOOK 999, PAGE 611-613

PARCELS 97,98,99: BOOK 3982, PAGE 270

FROM CSX RECORDS: DEED BOOK 256, PAGE 467, AND DEED BOOK 435, PAGE 452

FENCE OVER 1.6'

TOP OF CASTING AND INVERT TABLE

(DI 1): TOP CASTING ELEV: 509.13'
INVERT ELEV:
(MH 1): TOP CASTING ELEV: 501.98'
INVERT ELEV: 498.45'
(MH 2): TOP CASTING ELEV: 504.80'
INVERT ELEV: 497.20'
(DI 2): TOP CASTING ELEV: 497.48'
INVERT ELEV: 494.58'

LEGEND

These standard symbols will be found in the drawing.

- UT — UNDERGROUND TELEPHONE CABLE
- E — ELECTRIC LINE
- WV — WATER VALVE WV
- X — EXISTING FENCE
- WM — WATER METER WM
- IR (NEW) — IRON ROD (NEW) I.R. (N)
- IR (OLD) — IRON ROD (OLD) I.R. (O)
- FH — FIRE HYDRANT FH
- MH — MANHOLE MH
- GV — GAS MARKER GV
- PP — POWER POLE PP
- LP — LIGHT POLE LP
- TREE
- DI — DROP INLET DI
- W — APPROXIMATE WATER LINE
- S — SEWER/STORM SEWER LINE
- COV — CLEAN OUT VALVE OO
- RR — RAILROAD SPIKE RR
- NAIL

TRANSACTION NUMBER 11-05-006

N
W E
S

0' 60' 120' 180'

LINE	BEARING	DISTANCE
L1	N 46°44'29" E	56.65'
L2	N 10°10'03" W	14.74'
L3	S 09°31'41" W	12.69'
L4	S 30°01'03" E	13.41'
L5	N 72°44'29" E	20.65'

TRACT ONE

Beginning at an existing iron rod in the east margin of 22nd Avenue North and the south margin of Felicia Street;
Thence with said margin of Felicia Street
N 72 DEGREES 44 MINUTES 29 SECONDS E
a distance of 20.65 feet to a point in the existing concrete sidewalk and in the south margin of Clifton Avenue;
Thence with said margin of Clifton Avenue
S 62 DEGREES 59 MINUTES 10 SECONDS E
a distance of 180.55 feet to an existing iron rod in the west margin of a 12 foot canal alley;
Thence with the west margin of said alley
S 15 DEGREES 08 MINUTES 43 SECONDS E
a distance of 256.01 feet to a set iron rod in the north margin of a 12 foot alley;
Thence with the north margin of said alley
S 74 DEGREES 53 MINUTES 17 SECONDS W
a distance of 188.00 feet to a set iron rod in the east margin of 22nd Avenue North;
Thence with the margin of 22nd Avenue North
N 15 DEGREES 04 MINUTES 50 SECONDS W
a distance of 273.30 feet to an existing iron rod which is the point of beginning,
having an area of
45815 square feet,
1.06 acres

TRACT TWO

Beginning at the corner of the intersection of the margins Charlotte Avenue and 23rd Avenue North;
Thence with the east margin of 23rd Avenue North
N 15 DEGREES 04 MINUTES 42 SECONDS W
a distance of 394.78 feet to an existing railroad spike in the south margin of Felicia Street;
Thence with the south margin of Felicia Street
N 66 DEGREES 00 MINUTES 18 SECONDS E
a distance of 208.68 feet to a set railroad spike;
Thence N 72 DEGREES 59 MINUTES 34 SECONDS E
a distance of 193.81 feet to an existing iron rod in the west margin of 22nd Avenue North;
Thence with the west margin of 22nd Avenue North
S 15 DEGREES 07 MINUTES 11 SECONDS E
a distance of 433.43 feet to a point
in the north margin of Charlotte Avenue;
Thence with the margin of Charlotte Avenue
S 74 DEGREES 53 MINUTES 05 SECONDS W
a distance of 400.34 feet to the point of beginning,
having an area of
168184 square feet,
3.86 acres

TRACT THREE

Beginning at a set iron rod in the north margin of Charlotte Avenue and being the common corner of G.A.P. Realty #1, LLC (Book 10378, Pages 154-159); Thence with said G.A.P. Realty #1, LLC
N 15 DEGREES 08 MINUTES 43 SECONDS W a distance of 294.71 feet to a set iron rod in an existing fence and in the line of Nashville, Chattanooga, and St. Louis Railway (Deed Book 256, Page 467, and Deed Book 435, Page 452);
Thence with said Railway N 48 DEGREES 44 MINUTES 26 SECONDS E a distance of 58.65 feet to a set iron rod;
Thence N 15 DEGREES 19 MINUTES 03 SECONDS W a distance of 14.74 feet to a set iron rod;
Thence N 66 DEGREES 58 MINUTES 15 SECONDS E a distance of 522.73 feet to an existing nail in the west margin of 23rd Avenue North and the south margin Felicia Street;
Thence with the west margin of 23rd Avenue North
S 15 DEGREES 28 MINUTES 33 SECONDS E a distance of 227.58 feet to a building corner and common corner to Charlotte 2300, LLC (Instr: 20070717-0085115);
Thence with said Charlotte 2300
S 74 DEGREES 52 MINUTES 55 SECONDS W a distance of 252.40 feet to an existing iron rod;
Thence S 02 DEGREES 37 MINUTES 41 SECONDS W a distance of 12.62 feet to an existing iron rod;
Thence S 75 DEGREES 01 MINUTES 03 SECONDS W a distance of 13.41 feet to an existing iron rod;
Thence S 01 DEGREES 06 MINUTES 32 SECONDS W a distance of 155.69 feet to an existing iron rod in the north margin of Charlotte Avenue;
Thence with said margin S 74 DEGREES 53 MINUTES 05 SECONDS W a distance of 247.50 feet to a set iron rod which is the point of beginning,
having an area of
155900 square feet,
3.58 acres

LOCAL UTILITIES

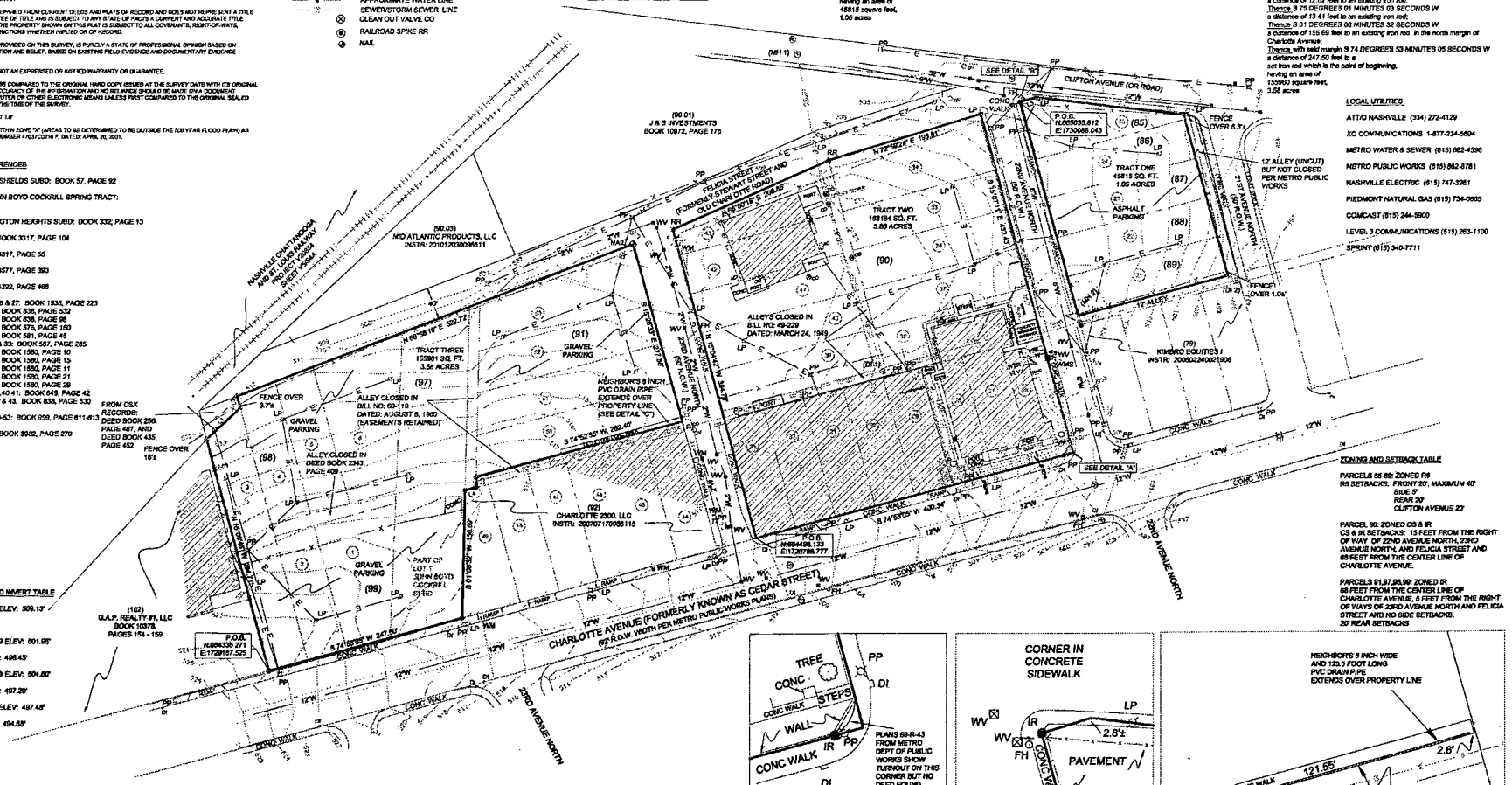
ATT/D NASHVILLE (334) 272-4129
XO COMMUNICATIONS 1-877-234-5604
METRO WATER & SEWER (615) 862-4500
METRO PUBLIC WORKS (615) 862-8781
NASHVILLE ELECTRIC (615) 747-3961
PIEDMONT NATURAL GAS (615) 734-0905
COMCAST (615) 244-5900
LEVEL 3 COMMUNICATIONS (615) 263-1100
SPRINT (615) 340-7711

ZONING AND SETBACK TABLE

PARCELS 85-89: ZONED R6
R6 SETBACKS: FRONT 20', MAXIMUM 40'
SIDE 5'
REAR 20'
CLIFTON AVENUE 20'

PARCEL 90: ZONED CS & IR
CS & IR SETBACKS: 15 FEET FROM THE RIGHT OF WAY OF 22ND AVENUE NORTH, 23RD AVENUE NORTH, AND FELICIA STREET AND 68 FEET FROM THE CENTER LINE OF CHARLOTTE AVENUE.

PARCELS 91,97,98,99: ZONED IR
68 FEET FROM THE CENTER LINE OF CHARLOTTE AVENUE, 5 FEET FROM THE RIGHT OF WAYS OF 23RD AVENUE NORTH AND FELICIA STREET AND NO SIDE SETBACKS.
20' REAR SETBACKS



DETAIL "A"
1" = 20'

DETAIL "B"
1" = 20'

DETAIL "C"
1" = 20'

I HEREBY CERTIFY THAT THIS SURVEY AS DEPICTED BY THE SEAL AFFIXED HERETO WAS ADOPTED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 — AS SHOWN HEREON.

PATRICK CHANDLER 2353 TENNESSEE REGISTERED LAND SURVEYOR

JEFFREY P. CHANDLER
TN RLS #
2353

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

ISSUED	
12-06-11	

PROJECT INFORMATION:
TRANSACTION NUMBER: 11-05-006
BEING PARCELS 85-89, 90, 91, 97, 98, 99 AND LOTS 1-6 OF THE MAP OF GEORGE SHIELDS SUBDIVISION AS OF RECORD IN BOOK 57, PAGE 92, A.D.D.C. AND PART OF LOT NO. 1 OF JOHN BOYD COCKRILL SPRING TRACT AS OF RECORD IN DEED BOOK 21, PAGE 40, A.D.D.C. AND LOTS 21-53 OF THE BURLINGTON HEIGHTS SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 13, R.O.D.C.

SURVEY PREPARED FOR: PHILIP W. SMITH 615-741-3048 philip.w.smith@fmr.com

SURVEY PREPARED BY: CHANDLER SURVEYING 3421 COOPER NICHOLSON ROAD PLEASANT VIEW, TN. 37146 (615) 746-5900

SURVEY REFERENCES: STATE OF TENNESSEE DEPARTMENT OF FINANCE AND ADMINISTRATION MAP PROJECTION FOR TENNESSEE

TOPOGRAPHIC SURVEY

DRAWN	DATE	MAP AND PARCEL	
JD	8-2-11	M 93-11, P 85-91, 97,98,99	
APPROVED	DATE	CURRENTLY ZONED	
JC	8-8-11	ZONED R6, CS, AND IR	
SCALE	SHEET	PROJECT NO.	
1" = 60'	ONE OF ONE	482	

TRUE COPY CERTIFICATION

I, William L. Rosenberg, 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.

William L. Rosenberg

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, a notary public for this county and state, William L. Rosenberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King

Jodean M. King, Notary Public

My commission Expires: 6/20/2017

(affix Notary seal)

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY