BILL GARRETT, Davidson County
Trans:T20140023779 DEEDQC
Recvd: 04/08/14 15:44 4 pgs
Fees:23.00 Taxes:0.37
20140408-0029403

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Commerce Street Venture Attn: Tax Dept. Suite 507, 501 Mainstream Dr. Nashville, TN 37238	Same	Map: 093-06-2 Parcels: 013.00 030.00

In accordance with the terms and conditions of the Third Amended Lease of record as Instrument No. 20020710-0083162 Register's Office for Davidson County, Tennessee, by and between The Industrial Development Board of Nashville and Davidson County, Tennessee, as Landlord (the "Grantor") and Commerce Street Venture as tenant (the "Grantee"), and other good and valuable consideration, the receipt of which is hereby acknowledged the Grantor has bargained and sold, and by these presents does transfer and convey all of the Grantor's right, title and interest in the subject property unto Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein.

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Quitclaim Deed as of April 7, 2014.

THE INDUSTRIAL DEVELOPMENT BOARD OF NASHVILLE and DAVIDSON COUNTY TENNESSEE

Attest: _____ By: _____
Its: Chairman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicholas Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of The Industrial Development Board of Nashville and Davidson County Tennessee within named bargainor, a public corporation duly created and existing under the laws of the State of Tennessee, and that he as such officer, being duly authorized, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal at office on this the 8th day of April, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 5-8-2017

MICHAEL B. BLIGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $100.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2014.

Notary Public

My commission expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
315 Deaderick Street
Suite 1700
Nashville, Tennessee 37238

Exhibit A

TRACT I:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly margin of Third Avenue North, and the northerly margin of Old Commerce Street, closed by Metropolitan Council Bill No. 083-18;

THENCE, with said westerly margin of Third Avenue North, S 27° 25' 00" E, 122.96 feet to a point in the northerly margin of Commerce Street;

THENCE, with said northerly margin S 62° 30'03" W, 174.45 feet to a point in the easterly margin of Printer's Alley;

THENCE, with said easterly margin 27°40' 45" W, 122.48 feet to a point;

THENCE, N 62° 20" 37" E, 1.0 feet to a point;

THENCE, continuing with the easterly margin of Printer's Alley N 27° 32' 23" W, 53.4 feet to a point;

THENCE, N 62° 08' 37" E, 174.0 feet to a point in the westerly margin of Third Avenue North;

THENCE, with said westerly margin S 27°29' 23"E, 54.0 feet to the point of beginning.

Containing 30,778 square feet or 0.71 acre, more or less.

TRACT II:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly margin of Second Avenue North, and the northerly margin of Old Commerce Street, closed by Metropolitan Council Bill No. 083-183;

THENCE, with said westerly margin S 27° 04' 14" E, 124.62 feet to a point in the northerly margin of New Commerce Street;

THENCE, with said northerly margin S 62° 30' 03" W, 205.22 feet to a point in the easterly margin of Third Avenue North;

THENCE, with said easterly margin N 27° 23' 50" W, 125.65 feet to a point in the northerly margin of old Commerce Street;

THENCE, with said northerly margin N 62° 47' 13" E, 205.93 feet to the point of beginning.

Containing 27,725 square feet or 0.59 acre, more or less.

Being the same property conveyed to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by deed from Thomas C. Scott and Robert P. Thomas, Co-Trustee, of record in Book 6456, page 32, Register's Office for Davidson County, TN.

TRACT III:

Excluded from the above property is the following volume of air lying above Tract 1:

Being a volume of air containing 3,200,912 cubic feet, more or less, with its lower level boundary beginning at Elevation 530.0 which is the upper ceiling of the seventh floor of the structure below and with its upper level boundary being at Elevation 634.0 (said Elevations refer to mean sea level as established from State of Tennessee Project No. M-3243 (S) Bench Mark being a tag bolt fire hydrant 270.0 feet south of Commerce Street as relocated on Second Avenue, Elevation 429.43 (Sea Level Datum).

Said excluded property being the same property conveyed to Commerce Street Nashville Partnership by Quitclaim Deed from Wells VAF-330 Commerce Street, LLC, of record as Instrument No. 20130801-0080513 said Register's Office.

TRACT IV:

All rights under that certain Reciprocal Easement Agreement dated as of December 1, 1984 among Commerce Street Venture, The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, the Issuer, and R.C. Mathews Contractor, of record in Book 6739, page 331, said Register's Office, as Amended by First Amendment to Reciprocal Easement Agreement of record as Instrument No. 20071217-0144580, said Register's Office.