Address New Owner:	Tax Bills To:	Map-Parcel Nos.
4PANT, LLC 2000 Mallory Lane, Suite 130-144 Franklin, Tennessee 37067	Same	93-6-1-57 93-6-1-58 93-6-1-59
This instrument prepared by: Nelson, Mullins, Riley & Scarborough, LLP (KLW) 150 4th Avenue North, Suite 1100, Nashville, Tennessee 37219		

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 which are hereby acknowledged, 1978 LLC, a Delaware limited liability company, as to an undivided twenty five percent (25%) interest as tenant in common, West MB LLC, a Delaware limited liability company, as to an undivided twenty five percent (25%) interest as tenant in common, Grand Ave, LLC, a Tennessee limited liability company, as to an undivided twenty five percent (25%) interest as tenant in common, and Utopia Owner LLC, a Delaware limited liability company, as to an undivided twenty five percent (25%) interest as tenant in common (collectively, "Grantors"), have bargained and sold, and by these presents do hereby quitclaim and convey to **4PANT, LLC**, a Delaware limited liability company ("Grantee"), all of their right, title and interest (if any) in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 206, 208 & 210 Fourth Avenue North, Nashville, Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

BILL GARRETT, Davidson County
Trans:T20140055909 DEEDQC
Recvd: 08/01/14 09:42 6 pgs
Fees:32.00 Taxes:0.00
20140801-0068780

STATE OF Tennessee)
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Bill Rowley
Affiant

Subscribed and sworn to me this 31 day of July, 2014.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Traci Sellers
NOTARY PUBLIC
My Commission Expires: 3-6-18

Executed in multiple counterparts this 30th day of July, 2014.

GRANTOR:

1978 LLC, a
~~Delaware~~ limited liability company

By: _____
Name: David Bilfeld
Title: Sole Member

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, David Bilfeld, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of 1978 LLC, a Delaware limited liability company, and is authorized to execute this instrument on behalf of such limited liability company.

WITNESS my hand and seal at office this 30 day of July, 2014.

_____
Notary Public

My Commission Expires:

Sept. 11, 2015

ROD H. RAMSEY
Commission # 1948326
Notary Public - California
Los Angeles County
My Comm. Expires Sep 11, 2015

Executed in multiple counterparts this 30th day of July, 2014.

GRANTOR:

WEST MB LLC, a
Delaware limited liability company

By: _____
Name: Marvin Bitfield
Title: Sole member

STATE OF IL)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Marvin Bitfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole member of West MB LLC, a Delaware limited liability company, and is authorized to execute this instrument on behalf of such limited liability company.

WITNESS my hand and seal at office this 30th day of July, 2014.

_____
Notary Public

My Commission Expires:

5-16-15

OFFICIAL SEAL
SARAH YATES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/16/15

Executed in multiple counterparts this 30th day of July, 2014.

GRANTOR:

GRAND AVE, LLC, a
Tennessee limited liability company

By: Kelly L. Worman
Name: Kelly L. Worman
Title: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Kelly L. Worman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Grand Ave, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of such limited liability company.

WITNESS my hand and seal at office this 30th day of July, 2014.

Deirdriu Coffman
Notary Public

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-5-15

Executed in multiple counterparts this 30th day of July, 2014.

GRANTOR:

UTOPIA OWNER LLC, a
Delaware limited liability company

By: _____
Name: Kelly L. Worman
Title: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Kelly L. Worman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Utopia Owner LLC, a Delaware limited liability company, and is authorized to execute this instrument on behalf of such limited liability company.

WITNESS my hand and seal at office this 31st day of July, 2014.

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires:

5-5-15

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows.
Beginning at an existing Mag Nail on the easterly right-of-way line of Fourth Avenue North, 49.5 feet in width, at a corner common with the property conveyed to RB Nashville, LLC of record in Instrument Number 20131120-0119737 at the Register's Office for Davidson County, Tennessee;
Thence with the easterly right-of-way line of Fourth Avenue North, North 27 deg 34 min 33 sec West, 76.58 feet to a Mag Nail set at a corner common with the property conveyed to Bass Investment Company, L.P. of record in Instrument Number 20090921-0087939;
Thence leaving the easterly right-of-way line of Fourth Avenue North with the southerly line of said Bass Investment Company, North 61 deg 54 min 42 sec East, 166.42 feet to an existing building corner on the westerly right-of-way line of Printers Alley, width varies;
Thence with the face of existing buildings also being the westerly right-of-way line of Printers Alley for the following calls.

1) South 28 deg 15 min 44 sec East, 27.33 feet to an existing building corner,
2) South 27 deg 35 min 04 sec East, 25.00 feet to an existing building corner,
3) South 27 deg 33 min 48 sec East, 24.08 feet to an existing building corner;

Thence first with the northerly right-of-way line of Printers Alley and then with the northerly line of said RB Nashville, LLC, South 61 deg 51 min 15 sec West, 166.75 feet to the point of beginning; containing 12,751 square feet or 0.29 acres more or less.

Being the same property conveyed to: (a) 1978 LLC, by deed of record as Instrument No. ____*_____; (b) West MB LLC, by deed of record as Instrument No. ____*_____; (c) Grand Ave, LLC, by deed of record as Instrument No. ____*_____; and (d) Utopia Owner LLC, by deed of record as Instrument No. ____*_____, all as recorded in the Register's Office for Davidson County, Tennessee.

* 20140801-0068778
and
20140801-0068779