This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P C
315 Deaderick St., Suite 1700
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20140080437 DEEDQC
Recvd: 10/24/14 15:51 3 pgs
Fees:17.00 Taxes:0.00
20141024-0098463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $_____-0-_____.

AFFIANT

NOTARY PUBLIC

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Broadway W & R, LLC 523 Third Av S Nashville, TN 37212	Broadway W & R, LLC P.O. Box 22149 Nashville, TN 37202-2149	Map 93-10 Parcel 450.00

For the purpose of vesting fee simple record title to the hereafter described property in the Grantee and to carry out a Plan of Merger of the Grantor into the Grantee, 523 Third LLC, a Tennessee limited liability company (the "Grantor"), does hereby bargain, sell, transfer and convey unto Broadway W & R, LLC, a Tennessee limited liability company (the "Grantee") its successors and assigns, all its right title and interest in and to property located in Nashville, Davidson County, Tennessee, more particularly described on the attached Exhibit A.

BEING the same property conveyed to 523 Third LLC by Warranty Deed from Third Avenue Associates, of record as Instrument No. 20140630-0057305, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed this 24th day of October, 2014.

(Signatures on following page.)

523 Third LLC, a Tennessee limited liability company

By: PAC HOLDINGS, INC., Member

By: _____
Name: Joe Vaulx Crockett, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joe Vaulx Crockett, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized to execute this instrument as President on behalf of PAC HOLDINGS, INC. as Member of 523 Third LLC, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office on this the 23rd day of October, 2014.

_____
NOTARY PUBLIC

My Commission Expires: _____

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

EXHIBIT A

BEING A TRACT OF LAND LYING IN THE NINETEENTH COUNCILMANIC DISTRICT – URBAN SERVICES DISTRICT - NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT OF LAND BEING IDENTIFIED AS PARCEL 450.00 ON DAVIDSON COUNTY PROPERTY MAP NO. 93-10 AND A PORTION OF LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30 AND 31 ON THE OLD PLAN KNOWN AS "COLLEGE CAMPUS"NOT OF RECORD. BEING GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 3RD AVENUE SOUTH (50-FOOT RIGHT-OF-WAY) AND LEA AVENUE (50-FOOT RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID INTERSECTION OF 3RD AVENUE SOUTH AND LEA AVENUE AT THE BACK OF WALK;

THENCE, LEAVING 3RD AVENUE SOUTH RIGHT-OF-WAY, WITH THE NORTHERLY RIGHT-OF-WAY OF LEA AVENUE, S 70°28'51" W, 140.00 FEET TO THE EASTERLY OF ALLEY #147 (10-FOOT RIGHT-OF-WAY);

THENCE, LEAVING LEA AVENUE, WITH SAID EASTERLY RIGHT-OF-WAY OF ALLEY #147, N 19°37'41"W, 222.70 FEET TO THE SOUTHERLY LINE OF PARCEL 455 ON SAID PROPERTY MAP NO. 93-10. SAID PARCEL 455 BEING THE SAME PROPERTY CONVEYED TO RITZEN BROTHERS, LLC AS OF RECORD IN INSTRUMENT NO. 20060524-0061123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.);

THENCE, LEAVING SAID ALLEY #147, WITH THE SOUTHERLY LINE OF SAID RITZEN PROPERTY, N 62°26'02"E, 151.73 FEET TO THE WESTERLY RIGHT-OF-WAY OF 3RD AVENUE SOUTH;

THENCE, LEAVING SAID PARCEL 455.00, WITH SAID WESTERLY RIGHT-OF-WAY OF 3RD AVENUE SOUTH, S 27°12'08"E, 140.50 FEET;

THENCE, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY OF 3RD AVENUE SOUTH, S 04°14'30" E, 108.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,783 SQUARE FEET OR 0.84 ACRE, MORE OR LESS, AS CALCULATED BY THE ABOVE DESCRIBED COURSES AND DISTANCE ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BARGE, WAGGAONER, SUMNER & CANNON, INC., FILE NO. 3584500, DATED APRIL 29, 2014.