BILL GARRETT, Davidson County
Trans:T20140096953 DEEDQC
Recvd: 12/29/14 15:55 5 pgs
Fees:27.00 Taxes:0.00
20141229-0118561

THIS INSTRUMENT PREPARED BY:
G. Scott Rayson, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2100
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
The Industrial Development Board
of The Metropolitan Government of

Nashville and Davidson County
c/o Trauger & Tuke
222 Fourth Avenue North
Nashville, Tennessee 37219-2117
Attention: Robert D. Tuke, Esq.

SEND TAX BILL TO:
Same

MAP-PARCEL
Map: 93-6
Parcel: 24, 25, 92, 93 and 94

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Highwoods Realty Limited Partnership, a North Carolina limited partnership (hereinafter, the "Grantor"), does hereby quitclaim and convey unto The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, a Tennessee public, not-for-profit corporation (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 29th day of December, 2014.

HIGHWOODS REALTY LIMITED PARTNERSHIP, a North Carolina limited partnership

BY: HIGHWOODS PROPERTIES, INC., a Maryland corporation, Its General Partner

By: _____
Jeffrey D. Miller
Vice President and General Counsel

STATE OF North Carolina)

COUNTY OF Wake)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President and General Counsel of Highwoods Properties, Inc., a Maryland corporation and general partner of Highwoods Realty Limited Partnership, a North Carolina limited partnership, the within named bargainor, and that he as such Vice President and General Counsel of said General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the limited liability company by the said General Partner, by himself as Vice President and General Counsel of such General Partner.

WITNESS my hand and official seal at Raleigh, North Carolina, this 17th day of December, 2012.

SHARON L. WALL NOTARY PUBLIC WAKE COUNTY, NC

_____
Notary Public

My Commission Expires: Sept 9, 2018

STATE OF North Carolina)

COUNTY OF Wake)

The actual consideration for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of December, 2014.

Notary Public

My Commission Expires: Sept. 9, 2018

SHARON L. WALL NOTARY PUBLIC WAKE COUNTY, NC

Signature Page – Consideration Affidavit - Deed

4811-4185-5521.1

Exhibit A

Tract 1:

Being a tract or parcel of land situated in the County of Davidson, State of Tennessee, and more fully described as follows:

Part of Lots 15, 16, and 17 on the Plan of Kirkman's Subdivision of Lots 25 and other lots in the First Plan of Davidson Academy Lots, as of record in Book "R", Page 460, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Southeast corner of Demonbreun Street and Fourth Avenue, South, formerly Cherry Street, as widened; and running thence Southerly with the Easterly side of Fourth Avenue, South, as widened, 120 feet to the line of Lot No. 18 on said Plan; thence Easterly with the line between said Lots Nos. 17 and 18, 100 feet; thence Northerly 120 feet to Demonbreun Street; and thence Westerly with the Southerly side of Demonbreun Street 100 feet to the point of beginning.

Said property is also described as follows:

Land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee between Almond Street and Fourth Avenue South and between Demonbreun Street and Molloy Street and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way of Demonbreun Street and the easterly right-of-way of Fourth Avenue South;

Thence with said right-of-way of Demonbreun Street N 62°22'19" E, 100.50 feet to a northwesterly corner of Ridgefield Properties of record as Instrument No. 20100916-0073861, R.O.D.C.;

Thence with the westerly boundary of said Ridgefield Properties S 27°09'31" E, 120.02 feet to the northerly boundary of Premier Parking of Tennessee, LLC property of record as Instrument No. 20111212-0096848, R.O.D.C.;

Thence with said northerly boundary S 62°21'15" W, 99.95 feet to an iron rod in the easterly right-of-way of Fourth Avenue South;

Thence with said right-of-way N 27°25'17" W, passing a P.K. spike at 101.83 feet and continuing on, in all, 120.05 feet to the beginning.

Containing 12,030 Square Feet or 0.276 Acre, more or less, described according to the ALTA/ACSM Land Title Survey, dated January 16, 2009, last revised October 28, 2014, prepared Brad Tyson Thomas, Tennessee No. 2431, Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201.

Being the same property conveyed to Highwoods Realty Limited Partnership by Deed of record as Instrument No. 20141103-0101046, Register's Office for Davidson County, Tennessee.

Tract 2:

Land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee between Almond Street and Fourth Avenue South and between Demonbreun Street and Molloy Street and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way of Demonbreun Street and the westerly right-of-way of Almond;

Thence with said right-of-way of Almond Street S 26°57'39" E, 120.01 feet to the northerly boundary of Symphony Development Company, LLC property of record as Instrument No. 20041122-0139939, R.O.D.C.;

Thence with said northerly boundary S 62°21'15" W, 51.10 feet to a southeasterly corner of Roxanne H. Vaughn, et al, property of record as Instrument No. 20010821-0090280, R.O.D.C.;

Thence with the easterly boundary of said Vaughn, et al, property N 27°09'31" W, 120.02 feet to the southerly right-of-way of Demonbreun Street;

Thence with said right-of-way N 62°22'19" E, 51.51 feet to the beginning.

Containing 6,157 Square Feet or 0.141 Acre, more or less, described according to the ALTA/ACSM Land Title Survey, dated February 5, 2009, last revised October 28, 2014, prepared Brad Tyson Thomas, Tennessee No. 2431, Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201.

Being the same property conveyed to Highwoods Realty Limited Partnership by Deed of record as Instrument No. 20141030-0100140, Register's Office for Davidson County, Tennessee.

Tract 3

Land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee between Almond Street and Fourth Avenue South and between Demonbreun Street and Molloy Street, being Lots Nos. 1-3 on the final plat of Resubdivision of Lots 18, 19, 20 & 21, Plan of Kirkman's Subdivisionof Lots 25 and Other Lots in the First Plan of Davidson Academy Lots of record as Instrument No. 20090929-0090296 and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way of Malloy Street and the easterly right-of-way of Fourth Avenue South;

Thence with said right-of-way of Fourth Avenue South N 27deg25'17" W, 172.47 feet to a southwesterly corner of Roxanne H. Vaughn, et al, property of record as Instrument No. 20010821-0090280, said Register's Office;

Thence with the southerly boundary of said Vaughn N 62deg21'15" E, 144.00 feet to the westerly right-of-way of Almond Street;

Thence with said westerly right of way S 27deg02'27" E, 172.27 feet to the northerly right-of-way of Malloy Street;

Thence with said right-of-way of Malloy Street S 62deg16'16" W, 142.85 feet to the beginning.

Containing 24,721 Square Feet or 0.5675 Acre, more or less, described according to the ALTA/ACSM Land Title Survey, dated September 21, 2009, last revised October 28, 2014, prepared Brad Tyson Thomas, Tennessee No. 2431, Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, Job No. 31669-11.

Being the same property conveyed to Highwoods Realty Limited Partnership by Deed of record as Instrument No. 20141030-0100140, Register's Office for Davidson County, Tennessee.