This instrument was prepared by:
S. Samuel Young, Esq.
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 02/05/15 09:43 5 pgs
Fees:27.00 Taxes:0.00
20150205-0010856

QUITCLAIM DEED

FROM: MSE GULCH HOTEL, LLC, Grantor

TO: GULCH PROPERTY OWNER LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Gulch Property Owner LLC 138 Second Avenue North, Suite 300 Nashville, Tennessee 37201	Same	Map 93-13, Parcel 579

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant James S. Turner, Jr.

SUBSCRIBED AND SWORN TO before me, this the 29th day of January, 2015.

MELISSA S. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

Melissa S. Phillips
Notary Public
My Commission Expires: 5/8/18

FOR AND IN CONSIDERATION OF Ten and no/100 dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MSE GULCH HOTEL, LLC, a Tennessee limited liability company ("Grantor"), does quitclaim unto GULCH PROPERTY OWNER LLC, a Delaware limited liability company ("Grantee"), its

successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is unimproved property known as 401 – 11th Avenue South, Nashville, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 4th day of February, 2015.

GRANTOR:

MSE GULCH HOTEL, LLC

By: _____

Print Name: James S. Turner, Jr.

Title: Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Melissa S. Phillips, a Notary Public of said County and State, personally appeared James S. Turner, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of MSE Gulch Hotel, LLC, a Tennessee limited liability company, the within name bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of January, 2015.

Melissa S. Phillips
Notary Public
My Commission Expires: 5/8/18

MELISSA S. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land in the 19th Councilmanic District, Davidson County, Tennessee. Being Lot 2 of Nashville Urban Venture, LLC Final Plat recorded as Instrument Number 20090501-0039790, Register's Office Davidson County, Tennessee, as more particularly described therein.

Being the same property conveyed to MSE GULCH HOTEL, LLC, from MARKETSTREET EQUITIES CO., by Quitclaim Deed dated February 4, 2015, of record as Instrument Number 20150205-0010855, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Nathan Heinz, 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.

N.H.

Signature

State of Illinois

County of Cook

Personally appeared before me, LINDA TYRRELL, a notary public for this county and state, Nathan Heinz who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda Tyrrell

Notary's Signature

My Commission Expires: 7/8/17.

Notary's Seal (If on paper)

OFFICIAL SEAL
LINDA TYRRELL
Notary Public - State of Illinois
My Commission Expires Jul 8, 2017