Davidson County DEEDQC
Recvd: 04/16/15 11:25 5 pgs
Fees:27.00 Taxes:0.00
20150416-0033679

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Space Park Realty Partners c/o Brookside Properties, Inc. 2002 Richard Jones Rd, Ste 200C Nashville, Tennessee 37215	Space Park Realty Partners c/o Brookside Properties, Inc. 2002 Richard Jones Rd, Ste 200C Nashville, Tennessee 37215	072-00-0-012.00; and 072-00-0-018.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

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 all of which are hereby acknowledged, **UTAH STATE RETIREMENT INVESTMENT FUND**, a common trust fund created pursuant to the statutes of the State of Utah (the "Grantor") has bargained and sold, and by these presents does hereby quitclaim, transfer and convey unto **SPACE PARK REALTY PARTNERS II**, a Tennessee general partnership ("SPRP"), as to a 0.30% interest as tenant in common, **HDJ SPACE PARK EAST, LLC**, a Tennessee limited liability company ("HDJ"), as to a 83.46% interest as tenant in common, and **HICKORY WOODS PARTNERS, LLC**, a Delaware limited liability company ("Hickory Woods"), as to a 16.24% interest as tenant in common (SPRP, HDJ, and Hickory Woods being collectively referred to as "Grantee"), their respective successors and assigns, all its right title and interest in certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as 3311 and 3201 Ambrose Avenue, located in Nashville, Tennessee.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

[signature on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 14th day of April, 2015.

UTAH STATE RETIREMENT INVESTMENT FUND, a common trust fund created pursuant to the statutes of the State of Utah

By: Devon W. Olson

Name: Devon W. Olson

Title: Real Estate Director

STATE OF Utah)
COUNTY OF Salt Lake)

Before me, Mary Thurston, a Notary Public in the state and county aforesaid, personally appeared Devon W. Olson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he is Real Estate Director of the UTAH STATE RETIREMENT INVESTMENT FUND, a common trust fund created pursuant to the statutes of the State of Utah, and acknowledged that he executed the foregoing instrument on behalf of said trust fund for the purpose therein contained.

WITNESS my hand and seal this 14th day of April, 2015.

MARY THURSTON
Notary Public
State of Utah
Comm. No. 650579
My Comm. Expires Dec 12, 2015

Mary Thurston
Notary Public
My Commission Expires: 12-12-15

STATE OF TENNESSEE

COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Rita Dent
Affiant

Subscribed and sworn to before me this 15th day of April, 2015.

Michele M. Clark
Notary Public

My Commission Expires: 7-16-2017

MICHELE M. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

EXHIBIT A

(LEGAL DESCRIPTION)

BEING A PARCEL OF LAND SITUATED IN THE 1ST CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING LOT 1 AS SHOWN ON THE PLAN OF FIRST ADDITION, SPACE PARK EAST AS OF RECORD BOOK 4470, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("R.O.D.C.") AND A PART OF PROPERTY SHOWN ON THE PLAN OF SPACE PARK AS OF RECORD IN BOOK 3700, PAGE 137, R.O.D.C. ALSO THE PROPERTY CONVEYED TO ERVIN M. ENTREKIN, TRUSTEE IN BOOK 5239, PAGE 64 R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTH MARGIN OF AMBROSE AVENUE AND THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO AAA INDUSTRIES IN DEED BOOK 6539, PAGE 287, R.O.D.C. AND THE SOUTHWESTERLY CORNER OF LOT 1, FIRST ADDITION, SPACE PARK EAST, AS OF RECORD IN BOOK 4470, PAGE 53, R.O.D.C.

THENCE, LEAVING SAID MARGIN AND WITH THE EASTERLY LINE OF SAID AAA INDUSTRIES PROPERTY, N 04 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 257.33' TO AN IRON PIN SET;

THENCE SOUTH 85 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 270.00' TO AN IRON PIN SET;

THENCE SOUTH 85 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.00' TO AN IRON PIN SET;

THENCE SOUTH 03 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 180.00' TO AN IRON PIN SET;

THENCE SOUTH 85 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 784.50' TO AN IRON PIN SET;

THENCE NORTH 02 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.10' TO AN IRON PIN SET;

THENCE SOUTH 85 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 1015.20' TO A POINT IN THE WESTERLY MARGIN OF THE CSX RAILROAD;

THENCE WITH THE MARGIN OF SAID RAILROAD WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 02 DEGREES 39 MINUTES 00 SECONDS, RADIUS OF 1868.59', TANGENT OF 43.22', LENGTH OF 86.43', CHORD OF 86.42', CHORD BEARING OF SOUTH 55 DEGREES 00 MINUTES 30 SECONDS WEST, TO A POINT;

THENCE SOUTH 56 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 413.10' TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 7 DEGREES 21

MINUTES 00 SECONDS, A RADIUS OF 2872.06', A TANGENT OF 184.47', A LENGTH OF 368.43', A CHORD OF 368.18' AND A CHORD BEARING OF SOUTH 52 DEGREES 39 MINUTES 30 SECONDS WEST; TO A POINT;

THENCE NORTH 78 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 350.10' TO AN IRON PIN SET;

THENCE SOUTH 05 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.00' TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN BOOK 3316, PAGE 633. R.O.D.C.;

THENCE WITH THE NORTHERLY LINE OF SAID METRO GOVERNMENT PROPERTY NORTH 85 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 845.45' TO AN IRON PIN SET;

THENCE WITH NORTHERLY LINE OF SAID METRO GOVERNMENT PROPERTY, NORTH 85 DEGREES 08 MINUTES WEST, A DISTANCE OF 646.60' TO AN IRON PIN IN THE SOUTH EAST CORNER OF PAULO PRODUCTS PROPERTY.

THENCE WITH EAST LINE OF SAID PAULO PRODUCTS ,NORTH 04 DEGREES 07 MINUTES EAST, A DISTANCE OF 288.77 FT TO A MAG NAIL ;

THENCE CONTINUING WITH PAULO PRODUCTS EAST LINE, NORTH 53 DEGREES 38 MINUTES 47 SECONDS WEST, A DISTANCE OF 45.65 TO MAG NAIN IN MARGIN OF AMBROSE AVENUE;

THENCE ALONG MARGIN OF AMBROSE AVENUE ,WITH A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 134 DEGREES 59 MINUTES 37 SECONDS ,A RADIUS OF 60.00',A TANGENT OF 144.83',A LENGTH OF 141.37',A CHORD DISTANCE OF 110.86',A CHORD BEARING OF NORTH 83 DEGREES 24 MINUTES 58 SECONDS WEST;

THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 36 DEGREES 20 MINUTES 00 SECONDS, RADIUS OF 120.00', TANGENT OF 39.38' LENGTH OF 76.10' CHORD OF 74.83', CHORD BEARING OF N81°45'00"W TO A POINT;

THENCE NORTH 63 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 218.90' TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 39 DEGREES 44 MINUTES 08 SECONDS, RADIUS OF 125.00', TANGENT OF 45.17', LENGTH OF 86.69', CHORD OF 84.96' CHORD BEARING OF N83°27'04"W, TO THE POINT OF BEGINNING TRACT CONTAINS 856,861.05 SQUARE FEET OR 19.67 ACRES MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO UTAH STATE RETIREMENT INVESTMENT FUND, BY DEED FROM SEALY SPACE PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20071008-0119585 AND BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20071008-0119584, DATED SEPTEMBER 27, 2007, SAID REGISTER'S OFFICE.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

