This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150028993 DEEDQC
Recvd: 04/17/15 10:34 4 pgs
Fees:22.00 Taxes:0.00
20150417-0034151

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Corner Partnership, LLC 1920 Adelicia Street, Suite 500 Nashville, TN 37212	New Owner	072-07-0-131.00 072-07-0-132.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DC PARTNERS, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **CORNER PARTNERSHIP, LLC,** a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following parcels of real state located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature pages follow]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 16th day of April, 2015.

GRANTOR:

DC PARTNERS, LLC

By:_____
Darrell Freeman, President/CEO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Darrell Freeman, 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 President/CEO of DC Partners, LLC, the within named bargainor, and that he as such President/CEO, executed the foregoing instrument for the purpose therein contained by signing his name as President/CEO.

Witness my hand, at office, this 16th day of April, 2015.

Andrea P. Perry
NOTARY PUBLIC

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Andrea P. Perry, as agent
AFFIANT

Subscribed and sworn to before me, this 16th day of April, 2015.

Sharon L. Wilcox
NOTARY PUBLIC

My Commission Expires:

11-3-2015



EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of McGavock Pike, 40 feet in width, and with the westerly right-of-way line of Riverside Drive, 90 feet in width;

Thence leaving the westerly right-of-way line of Riverside Drive, with the northerly right-of-way line of McGavock Pike, South 62 deg 38 min 41 sec West, 215.00 feet to a pk nail set, at a corner common with the property of Robert L. & Linda F. Bailey, as of record in Instrument Number: 20000224-0018259, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of McGavock Pike, with the easterly property line of Robert L. & Linda F. Bailey, North 05 deg 05 min 36 sec East, 71.85 feet to an iron rod set;

Thence with the northerly property line of Robert L. & Linda F. Bailey, South 66 deg 04 min 19 sec West, 137.22 feet to an iron rod set at the intersection with the northerly terminus of a 15' Alley and the westerly right-of-way line of said 15' Alley, and in the easterly property line of Upside, LLC, as of record in Instrument Number: 20140715-0062182, at the Register's Office for Davidson County, Tennessee;

Thence leaving the right-of-way of said 15' Alley, with the easterly property line of Upside, LLC, North 00 deg 59 min 14 sec East, 80.46 feet to an iron rod set in the southerly property line of Delores Snell & Barbara S. Morrow, as of record in Deed Book 6599, Page 741, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Delores Snell & Barbara S. Morrow, North 70 deg 41 min 09 sec East, 290.00 feet to an iron rod set in the westerly right-of-way line of Riverside Drive;

Thence with the westerly right-of-way line of Riverside Drive with a curve to the left, along an arc length of 100.00 feet, the central angle of which is 12 deg 38 min 03 sec, the radius of which is 453.50 feet, the chord of which is South 20 deg 29 min 40 sec East, 99.80 feet to the POINT OF BEGINNING. Containing 29,786 square feet or 0.684 acres more or less.

Being the same property of DC Partners, LLC, as of record in Instrument Number: 20060313-0028677, at the Register's Office for Davidson County, Tennessee.