RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX., AZ 85004

Escrow No.: Z1418340

BILL GARRETT, Davidson County
Trans:T20150035704 DEEDQC
Recvd: 05/08/15 10:54 6 pgs
Fees:32.00 Taxes:0.00
20150508-0042282

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Group/Parcel Number:
Qalterjaw Investments, LLC Attention: Stuart S. Southard 2944 Kraft Drive Nashville, Tennessee 37204	Same	Map 106, Parcel 2.00 Map 106, Parcel 1.03

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SPIRIT SPE PORTFOLIO 2006-4, LLC, a Delaware limited liability company (the "Grantor"), hereby quitclaims and conveys to QALTERJAW INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 888 and 894 Elm Hill Pike, Nashville, Tennessee 37210.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Quitclaim Deed to be executed by its duly authorized representative as of the 21 day of April, 2015.

GRANTOR:

SPIRIT SPE PORTFOLIO 2006-4, LLC

By: Spirit SPE Manager, LLC, its manager

By: _____

Name: Mark Manheimer

Title: Executive Vice President

STATE OF ARIZONA)

COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mark Manheimer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive V.P. of Spirit SPE Manager, LLC, Delaware limited liability company and the manager of Spirit SPE Portfolio 2006-4, LLC, and is authorized by Spirit SPE Manager, LLC to execute this instrument on its behalf as the manager of Spirit SPE Portfolio 2006-4, LLC.

WITNESS my hand, at office, this 20 day of April, 2015.

Lisa M Lopez

Notary Public

My Commission Expires:

May 8, 2016

LISA M. LOPEZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires May 8, 2016

STATE OF TENNESSSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

QALTERJAW INVESTMENTS, LLC

By: _____

Name: Stuart S. Southard
Title: President

Sworn to and subscribed before me this 20 day of April, 2015.

_____
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
September 11, 2017

MELINDA WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Nashville, TN
P01633

EXHIBIT A

TRACT NO. 1

A TRACT OF LAND IN THE NINTEENTH (196TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 30 AND 31 ON THE CORRECTED PLAN OF THE WILLIAM B. LEWIS HOME PLACE, AS OF RECORD IN BOOK 21, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF ELM HILL PIKE, A 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 2 AS SHOWN ON THE FINAL PLAN OF FESSLERS COMMERCIAL PARK, SECTION TWO AS OF RECORD IN PLAT BOOK 5200, PAGE 586, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING SITUATED 373 FEET, MORE OR LESS, EASTERLY OF THE INTERSECTION OF SAID ELM HILL PIKE AND FESSLER'S LANE; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ELM HILL PIKE, AND WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO, 2, FESSLER'S COMMERCIAL PARK, SECTION TWO, NORTH 06 DEGREES 53 MINUTES 17 SECONDS EAST, 473.75 FEET TO AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-40, RIGHT-OF-WAY WIDETH VARIES; THENCE,

2. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY I-40, SOUTH 51 DEGREES 27 MINUTES 17 SECONDS EAST, 468.21 FEET TO AN IRON ROD (NEW) AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SPIRIT SPE PORTFOLIO 2006-4, LLC (TAX MAP 106-PARCEL 2.00), BEING SHOWN AS TRACT NO. 2 "THIS SURVEY"; THENCE,

3. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY I-40 AND WITH THE WESTERLY PROPERTY LINE OF SAID TRACT NO. 2 "THIS SURVEY", SOUTH 06 DEGREES 51 MINUTES 24 SECONDS WEST, 228.31 FEET TO A P.K. NAIL (FOUND) IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ELM HILL PIKE; THENCE,

4. WITH SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 82 DEGREES 49 MINUTES 24 SECONDS WEST, 297.01 FEET TO AN IRON ROD (NEW); THENCE,

5. IN THE NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVNIG A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 17 SECONDS, A RADIUS OF 4051.06-FEET, FOR AN ARC LENGTH OF 101.67 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 47 MINUTES 19 SECONDS WEST. 101.67 FEET.

TRACT NO. 2

A TRACT OF LAND IN THE NINTEENTH (19TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 29 AND 30 ON THE CORRECTED PLAN OF THE WILLIAM B. LEWIS HOME PLACE, AS OF RECORD IN BOOK 21, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) AT THE NORTHEAST INTERSECTION OF INTERSTATE HIGHWAY I-40 (RIGHT-OF-WAY WIDTH VARIES) AND ELM HILL PIKE (A 80-FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ELM HILL PIKE, NORTH 83 DEGREES 21 MINUTES 09 SECONDS WEST, 373.22 FEET TO A P.K. NAIL (FOUND); THENCE,

2. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ELM HILL PIKE, NORTH 02 DEGREES 42 MINUTES 53 SECONDS EAST, 1.47 FEET TO A P.K. NAIL (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SPIRIT SPE PORTFOLIO 2006-4, LLC (TAX MAP 106, PARCEL 1.03), SHOWN AS TRACT NO. 1 "THIS SURVEY''; THENCE,

3. WITH THE EASTERLY PROPERTY LINE OF SAID TRACT NO. 1 "THIS SURVEY'', NORTH 06 DEGREES 51 MINUTES 24 SECONDS EAST, 228.31 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTAE HIGHWAY I-40; THENCE,

4. WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 51 DEGREES 27 MINUTES 33 SECONDS EAST, 83.95 FEET TO AN IRON ROD (NEW); THENCE,

5. SOUTH 51 DEGREES 44 MINUTES 12 SECONDS EAST, 353.70 FEET TO THE POINT OF BEGINNING.

The foregoing legal descriptions for Tract No. 1 and Tract No. 2 were derived from a survey dated April 3, 2015, prepared by James G. Terry (RLS Tennessee License Number 2287) of James Terry & Associates, 2526 Meadowood Drive, Nashville, Tennessee 37217.

BEING THE SAME PROEPRTY CONVEYED TO SPIRIT SPE PORTFOLIO 2006-4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM NATIONAL ENVELOPE-NASHVILLE EQUITY LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20070328-0036890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Deed reference:
20150506-0041289.