Prepared by:

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BILL GARRETT, Davidson County
Trans:T20150036828 DEEDQC
Recvd: 05/12/15 15:42 3 pgs
Fees:17.00 Taxes:0.00
20150512-0043628

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Nos.
PSREG Church Street Owner, LLC c/o Pollack Shores Development, LLC One Premier Plaza 5605 Glenridge Drive, Ste. 775 Atlanta, GA 30342	SAME	093-09-0-071.00 093-09-0-072.00 093-09-0-073.00 093-09-0-074.00 093-09-0-075.00 093-09-0-076.00 093-09-0-077.00 093-09-0-078.00 093-09-0-079.00

STATE OF Georgia)
COUNTY OF Fulton)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2015.

AIMEE VOULGARIS
Notary Public, Georgia
Cobb County
My Commission Expires
December 08, 2015

Notary Public
My Comm. Expires: Dec. 8, 2015

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the undersigned NORTH GULCH PARTNERS II, LLC, a Tennessee limited liability company ("**Grantor**"), has quitclaimed and conveyed, and by these presents does hereby quitclaim and convey, unto PSREG CHURCH STREET OWNER, LLC, a Delaware limited liability company ("**Grantee**"), 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, the "**Property**").

This is improved property located at Church Street and 12th Avenue North, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 11 day of May, 2015.

GRANTOR:

NORTH GULCH PARTNERS II, LLC,
a Tennessee limited liability company

By: _____
John Mark Tarver, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Mark Tarver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **NORTH GULCH PARTNERS II, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 5th day of May, 2015.

_____
Notary Public

My Commission Expires: 7-7-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

EXHIBIT "A"

Property Description

A tract of land in the 19th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Church Street, on the east by the western Right of way of 12th Avenue North, on the south by the northern ROW of Grundy Street and on the west by George L. Davis Boulevard. Tract being described as follows:

POINT OF BEGINNING being a PK nail old at the intersection of ROW of said Church Street and 12th Avenue North; thence along the western ROW of said 12th Avenue North S 34°17'37" E 442.77 feet to a PK nail old on the northern ROW of said Grundy Street, thence along with northern ROW of said Grundy Street, S 50°19'24" W 161.08 feet to an iron rod old with a cap marked "PGW 1941"; thence S 50°45' 48" W 160.92 feet to a PK nail old on the eastern ROW of said George L. Davis Boulevard; thence along said eastern ROW N 34° 19' 09" W 208.00 feet to an iron rod old with a cap marked "Garber"; thence N 34° 24' 22" W 39.97 feet to a 1/2" iron rod old; thence N 34° 55' 01" W 215.06 feet to a 1/2" iron rod old; thence with a curve to the right having a central angle of angle of 93° 48' 32", a radius of 25.00 feet, a length of 40.93 feet, and having a chord bearing and distance of N 11° 59' 36" E 36.51 feet to a PK nail old on said southern ROW; thence along said southern ROW N 58° 53" 18" E 297.27 feet to the point of beginning.

Tract contains 149,815 square feet or 3.44 acres.

Being same as the property described on the ALTA/ACSM Land Title Survey prepared by Littlejohn dated November 4, 2014, last revised April 29, 2015 with Job No. 20141259.

Being part of the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PROFESSIONAL REAL ESTATE DEVELOPERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated February 10, 2014, of record as Instrument No. 20140210-0011779, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from QUADRANT DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument Nos. 20140331-0026457 and 20140331-0026458, dated March 31, 2014, said Register's Office.

Also being part of the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from REGIONS BANK, N.A. (FORMERLY KNOWN AS AMSOUTH BANK), TRUSTEE OF THE MORGAN FAMILY TRUST U/W/O LAURABEL B. MORGAN AND REGIONS BANK, (FORMERLY KNOWN AS FIRST AMERICAN NATIONAL BANK, N.A.), TRUSTEE OF THE KATHERINE MORGAN REVOCABLE TRUST DATED MAY 23, 1995, of record in Instrument No. 20140401-0026877 and Instrument No. 20140401-0026878, dated March 31, 2014, said Register's Office.