BILL GARRETT, Davidson County
Trans:T20150036828 DEEDQC
Recvd: 05/12/15 15:44 6 pgs
Fees:32.00 Taxes:0.00
20150512-0043629

QUITCLAIM DEED

This Instrument Prepared By and
After recording return to:
King & Spalding, LLP
1180 Peachtree Street, N.E.
Atlanta, Georgia 30309
Attn: Brent S. Gilfedder, Esq.

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Number and Property Address:
PSREG Church Street Owner, LLC	Same	093-09-0-071.00
c/o Pollack Shores Real Estate Group		093-09-0-072.00
5605 Glenridge Drive, Suite 775		093-09-0-073.00
Atlanta, Georgia 30324		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

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, PSREG CHURCH STREET OWNER, LLC, a Delaware limited liability company, (hereafter referred to as "Grantor") by these presents does hereby quitclaim and convey unto PSREG CHURCH STREET OWNER, LLC, a Delaware limited liability company, (hereafter referred to as "Grantee") all right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED PROPERTY DESCRIPTION AS EXHIBIT "A"

Being the same parcels of property conveyed to Grantor by _____ of record as Deed Book *_____, Page _____ and Deed Book *_____, Page _____.
Instrument # 20150512-0043627 and # 20150512-0043628

This property is being conveyed from Grantor to Grantee for the purpose of combining in the map/parcels 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 and 093-09-0-079.00 into the same parcel as shown on the Parcel Consolidation Exhibit attached hereto as "Exhibit "B,"

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed on its behalf by its duly authorized officers the day and year first above written.

GRANTOR:

PSREG CHURCH STREET OWNER, LLC,
a Delaware limited liability company

By: PSREG Church Street Venture, LLC, its sole member

By: PSREG Church Street, LLC, its Administrative Member

By: Pollack Shores Real Estate Group, LLC, its manager

By: _____
Name: Marc Pollack
Title: Authorized Signatory

STATE OF GEORGIA)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marc Pollack, with whom I am personally acquainted and who, upon oath, acknowledged him to be the Authorized Signatory of Pollack Shores Real Estate Group, LLC, the manager of PSREG Church Street, LLC, the Administrative Member of PSREG Church Street Venture, LLC, the sole member of PSREG Church Street Owner, LLC, and that Marc Pollack is authorized to execute the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as authorized Signatory of the limited liability company.

WITNESS my hand and Official Seal as of this 7th day of May, 2015.

My Commission expires:
Dec. 8, 2015

_____
NOTARY PUBLIC

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

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

STATE OF GEORGIA)
COUNTY OF Fulton)

The actual consideration or value, whichever is greater, for this transfer is ~~$0~~.

Affiant

Subscribed and sworn to before me this 7th day of May, 2015.

Notary Public

My Commission Expires:
Dec. 8, 2015

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

EXHIBIT A

PROPERTY

A tract of land in the 19 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 the 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.
Bearings based on Tennessee State Plane Coordinate System.

EXHIBIT B

PARCEL CONSOLIDATION EXHIBIT

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP
MAP 93-09, PARCELS 71-79

CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TENNESSEE
DISTRICT: 19

SITE ADDRESS: 131 GEORGE DAVIS BLVD (PARCEL 71)

OWNER: NORTH GULCH PARTNERS I.N. 201403310026458

SITE ADDRESS: 132 GEORGE DAVIS BLVD (PARCEL 72)

OWNER: NORTH GULCH PARTNERS I.N. 2014014010026878

SITE ADDRESS: 136 GEORGE DAVIS BLVD (PARCEL 73)

OWNER: NORTH GULCH PARTNERS I.N. 201402100011779

SITE ADDRESS: 140 GEORGE DAVIS BLVD (PARCEL 74)

OWNER: NORTH GULCH PARTNERS I.N. 201402100011779

SITE ADDRESS: 1215 CHURCH ST (PARCEL 75)

OWNER: NORTH GULCH PARTNERS I.N. 201402100011779

SITE ADDRESS: 1201 CHURCH ST (PARCEL 76)

OWNER: NORTH GULCH PARTNERS I.N. 201402100011779

SITE ADDRESS: 145 12TH AVE N (PARCEL 77)

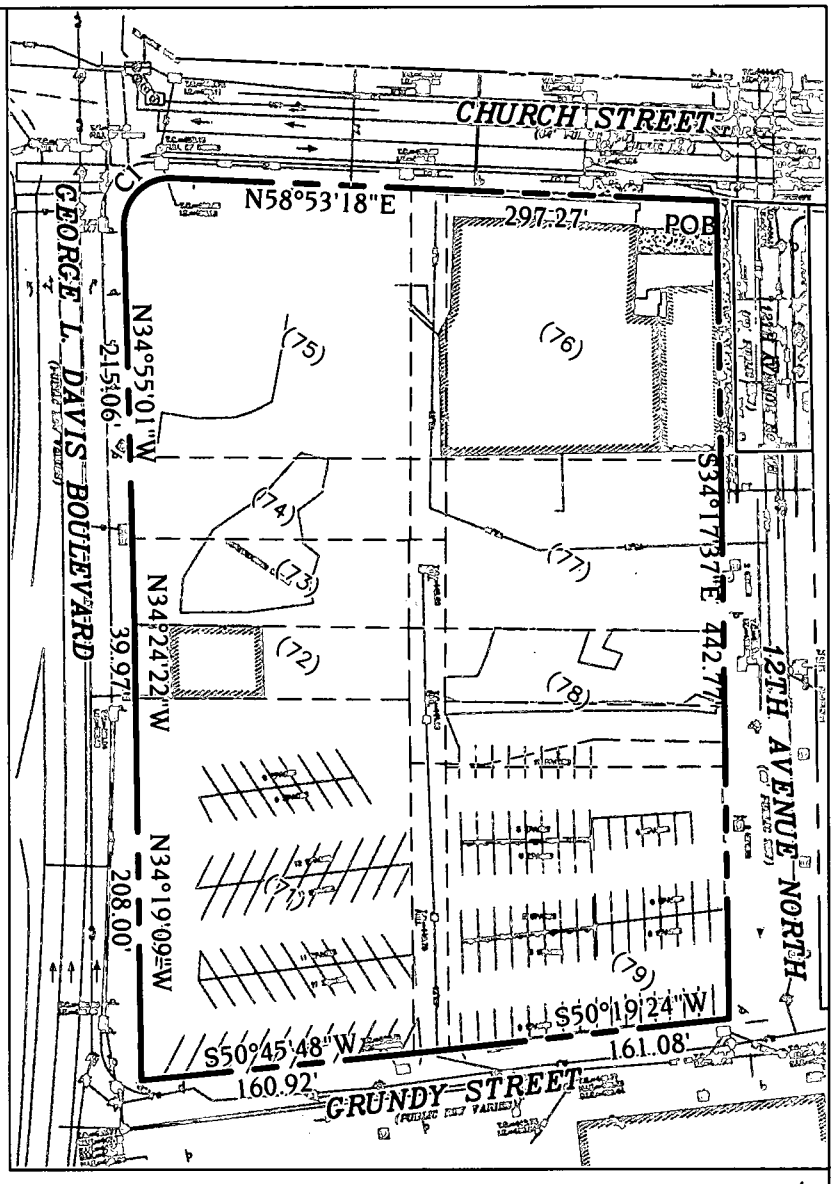
OWNER: NORTH GULCH PARTNERS I.N. 201402100011779

SITE ADDRESS: 131 12TH AVE N (PARCEL 78)

OWNER: NORTH GULCH PARTNERS I.N. 201402100011779

SITE ADDRESS: 131 12TH AVE N (PARCEL 79)

OWNER: NORTH GULCH PARTNERS I.N. 201403310026458



NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	40.93'	25.00'	93°48'32"	26.72'	36.51'	S11°59'36"W

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.lealnc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

Project:
12TH AND CHURCH
DAVIDSON COUNTY
TENNESSEE

Title:
BOUNDARY
CONSOIDATION EXHIBIT

Proj. # 20141259
SCALE 1"=100
Date: 03/12/15