THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150037884 DEEDQC
Recvd: 05/15/15 10:54 10 pgs
Fees:52.00 Taxes:0.00
20150515-0044832

ADDRESS NEW OWNER:
Burton 1 & 2, LLC
1600 Division Street, Suite 600
Nashville, Tennessee 37203-2755

SEND TAX BILL TO:
Same

MAP-PARCELS
Map-Parcel Nos.:
131-06-0A-001.00CO
131-06-0A-002.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EP REAL ESTATE FUND, L.P.**, a Tennessee limited partnership (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **BURTON 1 & 2, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A and Exhibit B attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property located at 1 Burton Hills Boulevard and 30 Burton Hills Boulevard, Nashville, Davidson County, 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, the Grantor has caused this Quitclaim Deed to be executed as of the 15 day of May, 2015.

EP REAL ESTATE FUND, L.P.,
a Tennessee limited partnership

By: Eakin Properties, LLC, a Tennessee limited liability company, its general partner

By: John W Eakin
John W. Eakin, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of State and County aforesaid, personally appeared John W. Eakin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Chief Manager of Eakin Properties, LLC, a Tennessee limited liability company, the general partner of EP REAL ESTATE FUND, L.P., the within named grantor, a Tennessee limited partnership, and that he as such Chief Manager of Eakin Properties, LLC, the general partner of EP Real Estate Fund, L.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company by John W. Eakin as Chief Manager of Eakin Properties, LLC, the general partner of EP Real Estate Fund, L.P.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 18th day of May, 2015.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 7-2-2018.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 21st day of May, 2015.

Notary Public

My Commission Expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

EXHIBIT A

PARCEL 1, TRACT 1, A/K/A PARCEL 1, LOT 2:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Unified Plat of Subdivision, Burton Hills II, of record in Instrument No. 20130313-0024807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

As described on the ALTA / ACSM Land Title Survey by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc. dated February 4, 2015, last revised May 7, 2015 and designated as Job No. 15022 CW, as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Unified Plat of Subdivision, Burton Hills II, as of record in Instrument No. 20130313-0024807, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the southwesterly right-of-way line of Burton Hills Boulevard, at a corner common with Lot 1 of the Unified Plat of Subdivision with PUD Overlay, Burton Hills, II, as of record in Instrument No. 20130313-0024807, at the Register's Office for Davidson County, Tennessee, also being the property of The Industrial Development Board of Metro Government, as of record in Instrument No. 20131120-0119611, at the Register's Office for Davidson County, Tennessee, said iron rod set being located 355.53 feet along the right-of-way from the intersection with the right-of-way line of Hillsboro Pike;

Thence with the southwesterly right-of-way line of Burton Hills Boulevard, South 83 deg 45 min 26 sec East, 106.37 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 599.22 feet, the central angle of which is 55 deg 39 min 12 sec, the radius of which is 616.90 feet, along a chord of which is South 55 deg 56 min 21 sec East, 575.94 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 392.00 feet, the central angle of which is 67 deg 56 min 33 sec, the radius of which is 330.57 feet, the chord of which is South 05 deg 51 min 31 sec West, 369.43 feet to an iron rod set;

Thence South 40 deg 08 min 51 sec West, 48.26 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 129.59 feet, the central angle of which is 12 deg 20 min 52 sec, the radius of which is 601.31 feet, the chord of which is South 33 deg 39 min 58 sec West, 129.34 feet to an iron rod set at a corner common with Parcel 22 - Tract 22 of the Resubdivision of Tract 22, Burton Hills, as of record in Plat Book 9700, Page 158, at the Register's Office for Davidson County, Tennessee, also being the property of CCA Properties of

Tennessee, LLC, as of record in Instrument No. 20030102-0000100, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southwesterly right-of-way line of Burton Hills Boulevard with the northerly property line of said Parcel 22 - Tract 22, North 45 deg 55 min 26 sec West, 254.01 feet to an existing iron rod at a corner common with Parcel 18 - Tract 18 of the said Resubdivision of Tracts 15 & 18, Burton Hills, also being the property of Burton Hills Investments, General Partnership, as of record in Instrument No. 20031201-0172707, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Parcel 18 - Tract 18, North 44 deg 04 min 34 sec East, 100.00 feet to an iron rod set;

Thence North 45 deg 55 min 21 sec West, 475.00 feet to an existing iron rod, at a corner common with Parcel 2 - Tract 2 of the Resubdivision of Tracts 1, 2 & 11 of Burton Hills, as of record in Plat Book 6250, Page 978 and amendment Plat Book 6900, Page 304, at the Register's Office for Davidson County, Tennessee, also being the property of EP Real Estate Fund, L.P., as of record in Instrument No. 20020604-0067640, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Parcel 2 - Tract 2, South 44 deg 00 min 41 sec West, 100.00 feet to an existing iron rod;

Thence North 45 deg 55 min 26 sec West, 73.79 feet to an existing iron rod, in the northerly property line of Parcel 17 - Tract 17 of said Resubdivision of Tracts 1, 2 & 11, Burton Hills, also being the property of Burton Hills IV Investments, Inc., as of record in Instrument No. 20050901-0105052, at the Register's Office for Davidson County, Tennessee, and at a corner common with said Lot 1 of the Unified Plat of Subdivision, Burton Hills II;

Thence with the easterly property line of said Lot 1, North 44 deg 02 min 47 sec East, 201.60 feet to an existing iron rod;

Thence North 45 deg 56 min 00 sec West, 24.86 feet to an existing pk nail;

Thence North 05 deg 27 min 29 sec East, 126.17 feet to the POINT OF BEGINNING. Containing 308,154 square feet or 7.074 acres more or less.

PARCEL 2, TRACT 2:

Land lying in the Twenty-Fifth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Being all of Parcel 2, Tract 2 on the plan entitled "Resubdivision of Tracts 1, 2 & 11 of Burton Hills Subdivision" of record in Book 6250, Page 978, as amended in Book 6900, Page 304, Register's Office for Davidson County, Tennessee, and being described by metes and bounds as follows:

BEGINNING at a p.k. nail (new) in the northerly right of way of Burton Hills Boulevard (92 foot right of way) that is 322.08 feet easterly, as measured along said right of way, from the easterly terminus of the northeast curve return at the intersection of said Burton Hills Boulevard and Hillsboro Pike; thence,

Leaving said right of way margin with the line of said Parcel 2, Tract 2, North 26 degrees 02 minutes 56 seconds East, 225.56 feet to a p.k. nail (new); thence,

With a 1194.56 foot radius curve to the right, an arc length of 98.64 feet, an interior angle of 04 degrees 43 minutes 52 seconds and a chord bearing and distance of South 61 degrees 36 minutes 40 seconds East, 98.61 feet to p.k. nail (old); thence,

North 45 degrees 01 minutes 13 seconds East, 170.77 feet to an iron rod (old) with cap stamped "Gresham Smith"; thence,

South 44 degrees 59 minutes 05 seconds East, 52.41 feet to an iron rod (old) with cap stamped "Ogden"; thence,

North 44 degrees 56 minutes 40 seconds East, 100.16 feet to an iron rod (old); thence,

South 44 degrees 58 minutes 06 seconds East, 238.01 feet to an iron rod (old) with cap stamped "Gresham Smith"; thence,

South 45 degrees 00 minutes 00 seconds West, 459.50 feet to a p.k. nail (old) in the easterly right of way of said Burton Hills Boulevard; thence,

With said right of way, with a 969.00 foot radius curve to the left, an arc length of 317.49 feet, an interior angle of 18 degrees 46 minutes 21 seconds and a chord bearing and distance of North 54 degrees 37 minutes 10 seconds West, 316.07 feet to the Point of BEGINNING and containing 146,311 square feet or 3.359 acres, more or less, as calculated by the above courses and distances.

As described on the ALTA / ACSM Land Title Survey by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc. dated April 9, 2015, last revised May 13, 2015 and designated as Job No. 15043 CW, as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Parcel 2 - Tract 2 of the Resubdivision of Tracts 1, 2 & 11, Burton Hills, as of record in Plat Book 6250, Page 978, amendment in Plat Book 6900, Page 304, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a point on the casting of a storm manhole in the northerly right-of-way line of Burton Hills Boulevard, at a corner common with Parcel 17 -Tract 17 of the said Resubdivision of Tracts 1, 2 & 11, Burton Hills, also being the property of Burton Hills IV Investments, Inc., as of record in Instrument No. 20050901-0105052, at the Register's Office for Davidson County, Tennessee,

said point being located 412.72 feet along the right-of-way line to the intersection with the easterly right-of-way line of Hillsboro Pike;

Thence leaving the northerly right-of-way line of Burton Hills Boulevard with the easterly property line of Parcel 17 - Tract 17, North 25 deg 06 min 49 sec East, 225.56 feet to an "X" in concrete;

Thence with a curve to the right, along an arc length of 98.64 feet, the central angle of which is 04 deg 43 min 52 sec, the radius of which is 1194.56 feet, the chord of which is South 62 deg 33 min 46 sec East, 98.61 feet to an existing pk nail;

Thence North 44 deg 04 min 34 sec East, 170.78 feet to an existing iron rod in the southerly property line of Lot 2 of the Unified Plat of Subdivision, Burton Hills II, as of record in Instrument No. 20130313-0024807, at the Register's Office for Davidson County, Tennessee, also being the property of EP Real Estate Fund, L.P., as of record in Instrument No. 2002064-0067640, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 2, South 45 deg 55 min 26 sec East, 52.43 feet to an existing iron rod;

Thence North 44 deg 00 min 41 sec East, 100.00 feet to an existing iron rod;

Thence South 45 deg 55 min 26 sec East, 238.12 feet to an existing iron rod at a corner common with said Parcel 18 - Tract 18 of the Resubdivision of Tract 15 & 18, Burton Hills, as of record in Plat Book 6900, Page 607, at the Register's Office for Davidson County, Tennessee, also being the property of Burton Hills Investments, General Partnership, as of record in Instrument No. 20031201-0172707, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Parcel 18 - Tract 18, South 44 deg 04 min 34 sec West, 459.47 feet to an existing pk nail in the northerly right-of-way line of Burton Hills Boulevard;

Thence with the northerly right-of-way line of Burton Hills Boulevard, with a curve to the left, along an arc length of 317.49 feet, the central angle of which is 18 deg 46 min 21 sec, the radius of which is 969.00 feet, the chord of which is North 55 deg 33 min 07 sec West, 316.07 feet to the POINT OF BEGINNING. Containing 146,324 square feet or 3.359 acres more or less.

Being part of the same property conveyed to EP REAL ESTATE FUND, L.P., A TENNESSEE LIMITED PARTNERSHIP by deed from CORNERSTONE SUBURBAN OFFICE, L.P., A DELAWARE LIMITED PARTNERSHIP of record in Instrument No. 20020604-0067640, dated June 4, 2002, said Register's Office.

PARCEL 3 (EASEMENT TRACTS):

A.

Easements for ingress and egress and pedestrian and traffic circulation to and from Burton Hills Boulevard over paved driveways under the Declaration of Reciprocal Rights and Easements dated November 11, 1988, of record in Book 7703, Page 301, in the Register's Office of Davidson County, Tennessee, on and across the following described property (Parcel 1, Tract 1, a/k/a Parcel 1, Lot 2; Parcel 2, Tract 2):

Easement Tract 1:

Land in Davidson County, Tennessee, being Parcel 18, Tract 18 on the Plan of the Resubdivision of Tracts 15 and 18, Burton Hills, of record in Book 6900, Page 607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Easement Tract 2:

Land in Davidson County, Tennessee being Parcel 22, Tract 22 on the Plan of the Resubdivision Plat of Tract 22 of Burton Hills, of record in Book 9700, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Easement Tract 3:

Land in Davidson County, Tennessee, being Parcel 17, Tract 17 on the Plan of the Resubdivision of Tracts 1, 2 and 11, of Burton Hills, of record in Book 6250, Page 978, as amended in Book 6900, Page 304, Register's Office of Davidson County, Tennessee, to which plans reference is hereby made for a more complete description.

B.

Easements in Pedestrian Open Spaces and other rights and easements under the Declaration of Covenants, Conditions and Restrictions for Burton Hills Office Park dated December 14, 1984, of record in Book 6470, Page 366 in the Register's Office of Davidson County, Tennessee (Parcel 1, Tract 1, a/k/a Parcel 1, Lot 2; Parcel 2, Tract 2).

EXHIBIT B

BURTON HILLS I

Land lying in the Thirty-Third (33rd) Councilmanic District of Nashville, Davidson County, Tennessee, and being Parcel 1, Tract 1 as shown on the plan of the Resubdivision of Tracts 1, 2 and 11, of Burton Hills as of record in Book 6250, Page 978, as amended in Book 6900, Page 304, Register's Office, Davidson County, Tennessee ("R.O.D.C."), and being more particularly described as follows:

Beginning at an iron rod on the easterly right-of-way of Hillsboro Pike, said iron rod being South 66 degrees 32 minutes 05 seconds East 6.49 feet from a concrete monument, said monument being at the northwesterly corner of the property conveyed to Burton Hills, of record in Book 6326, Page 580, R.O.D.C., and the southwesterly corner of Overton Hills, of record in Book 843, Page 66, R.O.D.C., Tennessee; thence with the newly dedicated right-of-way of Hillsboro Pike, said dedicated right-of-way being 52.00 feet from the centerline of said road, South 51 degrees 09 minutes 12 seconds West 204.85 feet to an iron rod; thence South 45 degrees 37 minutes 20 seconds West 51.80 feet to an iron rod, said iron rod being the true point of beginning; thence leaving said right-of-way South 44 degrees 22 minutes 40 seconds East 33.00 feet to an iron rod; thence South 89 degrees 17 minutes 20 seconds East 61.24 feet to an iron rod; thence North 48 degrees 58 minutes 59 seconds East 33.00 feet to an iron rod in the southerly right-of-way of Burton Hills Boulevard, said dedicated right-of-way being 92.00 feet; thence with said right-of-way and with a curve to the left, said curve having a radius of 281.53 feet, an arc length of 205.47 feet, a chord of South 61 degrees 55 minutes 30 seconds East 200.94 feet to an iron rod; thence South 82 degrees 50 minutes 00 seconds East 149.60 feet to an iron rod; thence with a curve to the right, said curve having a radius of 616.90 feet, an arc length of 599.36 feet, a chord of South 55 degrees 00 minutes 00 seconds East 576.06 feet to an iron rod; thence with a curve to the right, said curve having a radius of 330.57 feet, an arc length of 392.33 feet, a chord of South 06 degrees 50 minutes 00 seconds West 369.71 feet to an iron rod; thence South 40 degrees 50 minutes 00 seconds West 48.00 feet to an iron rod; thence with a curve to the left, said curve having a radius of 601.31 feet, an arc length of 129.27 feet, a chord of South 34 degrees 40 minutes 29 seconds West 129.02 feet to an iron rod; thence leaving said right-of-way North 45 degrees 00 minutes 00 seconds West 254.01 feet to an iron rod; thence North 45 degrees 00 minutes 00 seconds East 100.00 feet to an iron rod; thence North 45 degrees 00 minutes 00 seconds West 475.00 feet to an iron rod; thence South 45 degrees 00 minutes 00 seconds West 100.00 feet to an iron rod; thence North 45 degrees 00 minutes 00 seconds West 484.41 feet to an iron rod in the easterly right-of-way of Hillsboro Pike; thence with said right-of-way North 45 degrees 37 minutes 20 seconds East 139.87 feet to the point of beginning, containing 9.17 acres or 399,445.2 square feet, more or less.

Being part of the same property conveyed to EP REAL ESTATE FUND, L.P., a Tennessee limited partnership, by deed from CORNERSTONE SUBURBAN OFFICE, L.P., a Delaware limited partnership, of record in Instrument No. 20020604-0067640, dated June 4, 2002, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BURTON HILLS II

Tract I:

Land lying in the Thirty-Third (33rd) Councilmanic District of Nashville, Davidson County, Tennessee, and being Parcel 2, Tract 2 as shown on the plan of the Resubdivision of Tracts 1, 2 and 11 of Burton Hills as of record in Book 6250, Page 978, as amended in Book 6900, Page 304, Register's Office, Davidson County, Tennessee ("R.O.D.C."), and being more particularly described as follows:

Beginning at an existing iron rod, said rod located on the westerly line of the property described herein, also being the northeasterly corner of Parcel 17, Tract 17, and located on the southerly line of Parcel 1, Tract 1, said rod being North 47 degrees 01 minute 57 seconds East 117.06 feet, North 29 degrees 04 minutes 20 seconds East 105.81 feet, North 39 degrees 52 minutes 35 seconds East 236.95 feet; thence North 45 degrees 37 minutes 20 seconds East 55.30 feet, South 45 degrees 00 minutes 00 seconds East 431.98 feet from a concrete monument in the easterly right-of-way of Hillsboro Road and intersection of Burton Hills Boulevard; thence South 45 degrees 00 minutes 00 seconds East 52.43 feet to an existing iron rod; thence North 45 degrees 00 minutes 00 seconds East 100.00 feet to an existing iron rod, thence South 45 degrees 00 minutes 00 seconds East 238.00 feet to an existing iron rod, thence South 45 degrees 00 minutes 00 seconds West 459.47 feet to an existing P.K. Nail in the northerly right-of-way of Burton Hills Boulevard; thence with said Right-of-way and a curve to the left, said curve having a radius of 969.00 feet, an arc length of 317.49 feet and a chord bearing and distance of North 54 degrees 37 minutes 41 seconds West 316.07 feet to an existing P.K. Nail; thence leaving said right-of-way North 26 degrees 02 minutes 15 seconds East 225.56 feet to an existing P.K. Nail; thence with a curve to the right, said curve having a radius of 1194.56 feet, an arc length of 98.64 feet, and a chord bearing and distance of South 61 degrees 38 minutes 20 seconds East 98.61 feet to an existing P.K. Nail; thence North 45 degrees 00 minutes 00 seconds East 170.78 feet to the point of beginning and containing 3.359 acres or 146,317.5 square feet, more or less.

Being part of the same property conveyed to EP REAL ESTATE FUND, L.P., a Tennessee limited partnership, by deed from CORNERSTONE SUBURBAN OFFICE, L.P., a Delaware limited partnership, of record in Instrument No. 20020604-0067640, dated June 4, 2002, Register's Office for Davidson County, Tennessee.