BILL GARRETT, Davidson County
Trans:T20150045426 DEEDQC
Recvd: 06/09/15 14:52 3 pgs
Fees:17.00 Taxes:0.00
20150609-0054295

QUITCLAIM DEED

[Nashville, Tennessee]

This Instrument Prepared by:

King & Spalding LLP
1180 Peachtree Street
Atlanta, Georgia 30309
Attention: Kristina K. Thomas, Esq.

After Recording, Return to:

King & Spalding LLP
1180 Peachtree Street
Atlanta, Georgia 30309
Attention: Kristina K. Thomas, Esq.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

To the best of affiant's knowledge, the actual consideration ~~or value, whichever is greater,~~ for this transfer is $ 0

Affiant – Grantee

LORI CONTI NOTARY PUBLIC FULTON COUNTY, GEORGIA

Subscribed and sworn to before me, this 3rd day of June, 2015

Notary Public
My Commission Expires: January 21, 2018

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Number and Property Address:
SkyHouse Nashville, LLC	Same	09216-208.00
c/o NGI Investments, LLC		09216-210.00
817 West Peachtree Street, NW		09216-212.00
Atlanta, Georgia 30308		09216-214.00
		09216-215.00
		1701 & 1707 Broadway and 109, 113, 115, 119 & 121 17th Ave. South
		Nashville, TN 37203

QUITCLAIM DEED

THIS INDENTURE, made as of the 5 day of June, 2015, 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 **WEST END CAPITAL, LLC,** a Tennessee limited liability company ("**Grantor**"), has quitclaimed and conveyed, and by these presents does hereby quitclaim and convey, unto **SKYHOUSE NASHVILLE, LLC**, a Georgia 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**").

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 caused this instrument to be signed and sealed on its behalf by its duly authorized officers the day and year first above written.

GRANTOR:

WEST END CAPITAL, LLC
a Tennessee limited liability company

By: SHOWCASE PROPERTIES, LLC
a Delaware limited liability company
its sole member

By: _____
Name: David Dawoudpour
Title: C.E.O

STATE OF Georgia

COUNTY OF Fulton

Before me, David Dawoudpour of the State and County aforesaid, personally appeared the undersigned _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be member Manager of Showcase Properties, LLC, the sole member of of West End Capital LLC, a Tennessee llc, the within named bargainor, and that she/he on its behalf executed the foregoing instrument for the purposes therein contained, by signing as such Manager/member and duly authorized officer of the company.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:
Feb 21, 2017
[NOTARIAL SEAL]

BROOKE MUNSON NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA FEB. 21, 2017

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee and being in Boyd's Home Tract R, Palwesk Subdivision of record in Plat Book 4715, Page 84, Register's Office of Davidson County, Tennessee, located between Broadway and Division Street along Seventeenth Avenue South, and being more particularly described as follows:

BEGINNING at a P.K. nail in the westerly margin of 17th Avenue South, said point being at the southerly end of the return of the Intersection of 17th Avenue South and Broadway; Thence, with the westerly margin of 17th Avenue South, South 30 degrees 09 minutes 50 seconds East a distance of 416.49 feet to an iron pin, said pin being at the intersection of the westerly margin of 17th Avenue South and the northerly margin of Division Street; Thence, with said Division Street, South 52 degrees 53 minutes 56 seconds West a distance of 137.09 feet to an iron pin in the centerline of an abandoned 10-foot Alley No. 442; Thence, leaving said margin of Division Street, with the centerline of abandoned alley, North 30 degrees, 18 minutes, 25 seconds West a distance of 159.45 feet to an iron pin; Thence, South 52 degrees 41 minutes 14 seconds West a distance of 5.01 feet to an iron pin, said pin being in the easterly line of the U.S. Bank National Association Property of record in Instrument No. 200306270089433, aforesaid records; Thence, with said easterly line the following calls: North 31 degrees 15 minutes 22 seconds West a distance of 40.08 feet to an iron pin; Thence, North 30 degrees 24 minutes 24 seconds West a distance of 209.62 feet to an iron pin, said iron pin being in the south margin of Broadway; Thence, with said south margin, North 42 degrees 23 minutes 49 seconds East a distance of 129.57 feet to a P.K. nail; Thence, with a curve to the right a distance of 28.13 feet to a new P.K. nail, said curve having a central angle of 107 degrees 26 minutes 21 seconds, a radius of 15.00 feet, a tangent of 20.43 feet and a chord of South 83 degrees 53 minutes 01 seconds East a distance of 24.18 feet to the point of beginning; said property containing 59,228 square feet or 1.36 acres.

Being same as the property described on the ALTA/ACSM Land Title Survey prepared by Barge Waggoner Sumner & Cannon, Inc. dated June 4, 2015, with File No. 3367903.

Being the same property conveyed to WEST END CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROYAL/KENNEDY NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, dated August 4, 2009, of record as Instrument No. 20090924-0088818, Register's Office for Davidson County, Tennessee.