BILL GARRETT, Davidson County
Trans:T20150064865 DEEDQC
Recvd: 08/05/15 12:39 5 pgs
Fees:27.00 Taxes:0.00
20150805-0077880

THIS INSTRUMENT PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
3201 Dickerson Properties LLC 3201 Dickerson Pike Nashville, TN 37207-2905	3201 Dickerson Properties LLC 3201 Dickerson Pike Nashville, TN 37207-2905	Map: 60-4 Parcel: 22.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NorthStar Studios, Inc., a Delaware corporation formerly known as Nashcom Productions, Inc. ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, release and forever quitclaim unto 3201 Dickerson Properties LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 3201 Dickerson Pike, Nashville, Tennessee 37207-2905.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 5th day of August, 2015.

GRANTOR:

NORTHSTAR STUDIOS, INC.

By: _____
Grant Barbre, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Grant Barbre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

VAN P. EAST, III
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

WITNESS MY HAND, at office, this 5th day of August, 2015.

_____
Notary Public

My Commission Expires: July 12, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 5th day of August, 2015.

VAN P. EAST III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: July 12, 2016

EXHIBIT A

Being a tract of land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 1 on the Revised Boundary Plat of Sam's Wholesale Club, as of record in Plat Book 6250, Page 569, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pipe at the intersection of the easterly right-of-way line of Dickerson Pike (U.S. Highway 41) 80 feet in width, and the southerly property line of the property of ARC CAFEHLD001, LLC, as of record in Instrument Number 20130816-0086283, in the Register's Office for Davidson County, Tennessee, also being Lot 2 on said Revised Boundary Plat of Sam's Wholesale Club;

Thence leaving the easterly right-of-way line of Dickerson Pike with the southerly property line of ARC CAFEHLD001, LLC, South 12 Degrees 29 Minutes 30 Seconds East, 42.57 feet to an existing iron rod;

Thence South 81 Degrees 47 Minutes 52 Seconds East, 235.06 feet to an existing iron rod;

Thence with the easterly property line of said ARC CAFEHLD001, LLC, North 08 Degrees 09 Minutes 53 Seconds East, 184.00 feet to an existing iron rod in the southerly property line of the property of The RK Company, as of record in Deed Book 10381, Page 379, in the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of The RK Company, South 83 Degrees 10 Minutes 28 Seconds East, 678.07 feet to an existing iron rod;

Thence with the westerly property line of The RK Company, South 12 Degrees 35 Minutes 05 Seconds West, 566.68 feet to an existing iron pipe at a corner common with the property of Carmike Cinemas, Inc., as of record in Deed Book 6687, Page 713, in the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Carmike Cinemas, Inc., South 16 Degrees 22 Minutes 35 Seconds West, 301.62 feet to an existing iron pipe in the northerly right-of-way line of Maplewood Trace, width varies;

Thence with the northerly right-or-way line of Maplewood Trace, North 80 Degrees 16 Minutes 17 Seconds West, 817.71 feet to an iron rod set in the easterly right-of-way line of said Dickerson Pike;

Thence leaving the northerly right-of-way line of Maplewood Trace, with the easterly right-of-way line of Dickerson Pike, along a curve to the right, with an arc length of 38.60 feet, the radius of which is 25.00 feet, the central angle of which is 88 Degrees 28 Minutes 51 Seconds, the chord of which is North 36 Degrees 01 Minutes 52 Seconds West, 34.88 feet to an iron rod set;

Thence North 08 Degrees 12 Minutes 34 Seconds East, 656.32 feet to the POINT OF BEGINNING.

Containing 704,870 Square feet (16.18 Acres more or less).

This legal description was prepared from an ALTA/ACSM Land Title Survey of the Property dated April 9, 2015, File No. 1502C003, that was prepared by L. Kevin Morehead, Tennessee Registered Land Surveyor Registration No. 2315, of Initial Point Land Surveying, Inc., 3324 Carl Road, Franklin, TN 37064.

Being the same property conveyed to Nashcom Productions, Inc., a Delaware corporation now known as NorthStar Studios, Inc., by Special Warranty Deed of record as Instrument No. 20020520-0061316, Register's Office for Davidson County, Tennessee.