This instrument was prepared by:
Christopher D. Lalonde
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 11/19/15 16:04 8 pgs
Fees:42.00 Taxes:0.00
20151119-0117628

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
222 Second Avenue LLC 2800 Post Oak Boulevard, Suite 500 Houston, Texas 77056-6118	[SAME]	093-06-4-098.00 093-06-4-099.00 093-06-4-100.00 093-06-4-095.00 093-06-4-106.00 093-06-4-096.00

For and in consideration of the sum of $10.00 cash in hand paid, **CBT PARTNERSHIP**, a Tennessee general partnership (the "Seller"), does hereby quitclaim and convey unto **222 SECOND AVENUE LLC**, a Delaware limited liability company (the "Buyer"), all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This is improved property located at 201, 209 and 217 1st Avenue, South, and 206, 216 and 222 2nd Avenue, South, Nashville, Davidson County, Tennessee 37201.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Seller has caused this Deed to be executed as of the 18 day of November, 2015.



CBT PARTNERSHIP,
a Tennessee general partnership

Michael W. Hayes

By: Michael W. Hayes
Its: Managing Partner

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, the undersigned notary of the State and County aforesaid, personally appeared Michael W. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be Managing Partner of **CBT PARTNERSHIP**, the within-named bargainor, a Tennessee general partnership, and that he as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office in Davidson County, this 18 day of November, 2015.

Connie Austin
Notary Signature

Connie Austin
Print Notary Name

NOTARY PUBLIC
My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 19th day of November, 2015.

Deirdriu Coffman
Notary Public

My Commission Expires: 7-8-19

DEIRDRIU COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Real Property Description

TRACT I

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

PARCEL I - 217 1ST AVENUE (PARCEL 98)

BEING A PARCEL OF LAND IN THE SIXTH COUNCIL-MANIC DISTRICT, URBAN SERVICES DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. 14 IN THE SECOND PLAN OF DAVIDSON ACADEMY LOTS, CALLED "OUT LOTS", NOT OF RECORD. GENERALLY LOCATED TO THE SOUTH OF DEMONBREUN STREET, TO THE WEST OF FIRST AVENUE SOUTH, NORTH OF MALLOY STREET, AND EAST OF SECOND AVENUE SOUTH, AND BEING DESCRIBED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SCRIBED "X" IN THE SIDEWALK AT THE NORTHWEST INTERSECTION OF THE RIGHTS-OF-WAY OF FIRST AVENUE SOUTH AND MALLOY STREET;

THENCE, WITH THE WEST RIGHT-OF-WAY OF SAID MALLOY STREET, S62°46'13"W, 97.81 FEET TO A MAG NAIL (NEW) IN THE CENTER OF AN ALLEY NO. 12 CLOSED BY METRO COUNCIL BILL NO. 092-318;

THENCE, WITH SAID CLOSED ALLEY N27°06'40"W, 100.58 FEET TO A SCRIBED "X" IN THE PARKING STOP AT THE SOUTHWEST CORNER OF THE DUNHAM PROPERTY OF RECORD IN DEED BOOK 6442, PAGE 461, R.O.D.C.;

THENCE, NORTH 63°03'00"E, 98.02 FEET TO A SCRIBED "X" IN THE SIDEWALK IN THE WEST RIGHT-OF-WAY OF FIRST AVENUE SOUTH;

THENCE, WITH SAID FIRST AVENUE SOUTH, S26°57'00"E, 100.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,854 SQUARE FEET, OR 0.23 ACRE MORE OR LESS.

PARCEL II - 209 1ST AVENUE (PARCEL 99)

BEING A PARCEL OF LAND IN THE SIXTH COUNCIL-MANIC DISTRICT, URBAN SERVICES DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. 14 IN THE SECOND PLAN OF DAVIDSON ACADEMY LOTS, CALLED "OUT LOTS" NOT OF RECORD. GENERALLY LOCATED TO THE SOUTH OF DEMONBREUN STREET, TO THE WEST OF FIRST AVENUE SOUTH, NORTH OF MALLOY STREET, AND EAST OF SECOND AVENUE SOUTH, AND BEING DESCRIBED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SCRIBED "X" IN THE WEST RIGHT-OF-WAY OF FIRST AVENUE SOUTH, SAID POINT LYING S26°57'00"E, 106.75 FEET FROM A MAG NAIL (NEW) AT THE SOUTHWEST INTERSECTION OF THE RIGHTS-OF-WAY FOR FIRST AVENUE SOUTH AND DEMONBREUN STREET;

THENCE, WITH SAID WEST RIGHT-OF-WAY OF FIRST AVENUE SOUTH, S26°57'00"E, 94.00 FEET TO A SCRIBED "X" IN THE SIDEWALK AT THE NORTHEAST CORNER OF THE DUNHAM PROPERTY OF RECORD IN DEED BOOK 6442, PAGE 492, R.O.D.C.;

THENCE, S63°03'00"W, 98.02 FEET TO A SCRIBED "X" IN THE PARKING STOP IN THE CENTER OF AN

ALLEY NO. 12 CLOSED BY METRO COUNCIL BILL NO. 092-318;

THENCE, WITH SAID CLOSED ALLEY, N27°06'40"W, 94.43 FEET TO A SCRIBED "X" IN A WHEEL STOP AT THE SOUTHWEST CORNER OF THE DUNHAM PROPERTY OF RECORD IN DEED BOOK 6442, PAGE 456, R.O.D.C.;

THENCE, N63°03'00"E, PASSING A MAG NAIL (NEW) AT 2.50 FEET AND CONTINUING AN ADDITIONAL 95.78 FEET FOR A TOTAL OF 98.28 FEET IN ALL TO THE POINT OF BEGINNING.

CONTAINING 9,226 SQUARE FEET. OR 0.21 ACRE MORE OR LESS.

PARCEL III - 201 1ST AVENUE (PARCEL 100)

BEING A PARCEL OF LAND IN THE SIXTH COUNCIL-MANIC DISTRICT, URBAN SERVICES DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A NORTHEASTERLY PORTION OF LOT NO. 14 IN THE SECOND PLAN OF DAVIDSON ACADEMY LOTS AND THE SOUTHERLY PORTION OF LOT NO. 6 OF THE UPPER FERRY PROPERTY. GENERALLY LOCATED TO THE SOUTH OF DEMONBREUN STREET, TO THE WEST OF FIRST AVENUE SOUTH, NORTH OF MALLOY STREET, AND EAST OF SECOND AVENUE SOUTH, AND BEING DESCRIBED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL (NEW) AT THE SOUTHWEST INTERSECTION OF THE RIGHTS-OF-WAY FOR DEMONBREUN STREET AND FIRST AVENUE SOUTH;

THENCE, WITH THE WEST RIGHT-OF-WAY OF FIRST AVENUE SOUTH, S26°57'00"E, 106.75 FEET TO A SCRIBED "X" IN THE SIDEWALK AT THE NORTHEAST CORNER OF THE DUNHAM PROPERTY OF RECORD IN DEED BOOK 6442, PAGE 461, R.O.D.C.;

THENCE, WITH SAID DUNHAM S63°03'00"W, 95.78 FEET TO A MAG NAIL (NEW) IN THE CENTER OF ALLEY NO. 12 CLOSED BY METRO COUNCIL BILL NO. 092-318;

THENCE, WITH SAID CLOSED ALLEY N27°06'40"W, 105.49 FEET TO A SCRIBED "X" IN THE SIDEWALK IN THE SOUTH RIGHT-OF-WAY OF DEMONBREUN STREET;

THENCE, WITH SAID SOUTH RIGHT-OF-WAY OF DEMONBREUN STREET N62°17'44"E, 96.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,180 SQUARE FEET, OR 0.23 ACRE MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO C.B. RAGLAND COMPANY FROM DUNHAM COMPANY, A PARTNERSHIP COMPOSED OF RICHARD J. ESKIND AND IRWIN B. ESKIND, BY GENERAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20110804-0060139 AND IN QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20110804-0060140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DESCRIBED ACCORDING TO A SURVEY PREPARED BY BRAD TYSON THOMAS, RLS NO. 2431, BARGE WAGGONER SUMNER & CANNON, INC., FILE NO. 34463-02, DATED AUGUST 2, 2011.

TRACT II

LAND IN THE 2ND, FORMERLY THE 13TH, WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE LOT NO. 14 ON THE SECOND PLAN OF DAVIDSON COUNTY, ACADEMY LOTS, CALLED "OUT LOTS", NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF SECOND AVENUE SOUTH, FORMERLY MARKET STREET, AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO CURREY L. TURNER, DOING BUSINESS AS CURREY TURNER COMPANY, BY DEED FROM ALLOWAY BROTHERS COMPANY, INC., OF RECORD IN BOOK 2029, PAGE 533, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH NORTHERLY LINE OF SAID TURNER COMPANY'S PROPERTY, EASTWARDLY 92-1/2 FEET, MORE OR LESS, TO SAID TURNER

COMPANY'S NORTHEAST CORNER, CONTINUING IN THE SAME DIRECTION 7-1/2 FEET, IN ALL 100 FEET; THENCE NORTHWARDLY 129-1/2 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO C.L. LIGGETT, ET AL, BY DEED FROM W.N. MURRAY AND WIFE, OF RECORD IN BOOK 539, PAGE 300, SAID REGISTER'S OFFICE' THENCE WITH SAID LINE, WESTWARDLY 100 FEET TO THE EASTERLY MARGIN OF SECOND AVENUE SOUTH; THENCE WITH SAID AVENUE, SOUTHWARDLY 129.5 FEET, MORE OR LESS, TO THE BEGINNING.

ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS LOTS 1 AND 2 OF THE RESUBDIVISION OF A PORTION OF LOT NO. 14 SECOND PLAN OF DAVIDSON COUNTY ACADEMY LOTS OF RECORD IN INSTRUMENT NO. 20110330002444Z, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO C.B. RAGLAND COMPANY, A TENNESSEE CORPORATION FROM COLONIAL REALTY COMPANY, A TENNESSEE CORPORATION BY DEED OF RECORD IN INSTRUMENT NO. 200801090002545, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III (PARCEL #96)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 14 ON THE SECOND PLAN OF DAVIDSON ACADEMY LOTS, CALLED "OUT LOTS", NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEAST CORNER OF SECOND AVENUE SOUTH, FORMERLY MARKET STREET, AND MOLLOY STREET, AS WIDENED; THENCE WITH THE EASTERLY MARGIN OF SECOND AVENUE SOUTH, NORTHWARDLY 71 ½ FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE HICKERSON PROPERTY; THENCE WITH THE SOUTHERLY LINE OF SAID HICKERSON PROPERTY EASTWARDLY 97 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 71 ½ FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF MOLLOY STREET; THENCE WITH SAID STREET WESTWARDLY 93 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LESTER L. TURNER, JR. AND CURREY TURNER THORNTON, AS SUCCESSOR CO-TRUSTEES OF THE SAID LESTER L. TURNER JR. TRUST AND THE CURREY TURNER THORNTON TRUST, THEIR SUCCESSORS AND ASSIGNS IN TRUST, BY DEEDS OF RECORD IN BOOK 9200, PAGE 395 AND BOOK 9200, PAGE 399, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT IV

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT OF WAY OF SECOND AVENUE AND THE NORTHERN RIGHT OF WAY OF MOLLOY STREET RIGHT OF WAY CORNER WITH PROPERTY LESTER L. TURNER, JR., ET AL, CO-TRUSTEES OF RECORD IN DEED BOOK 9200, PAGE 399, IN THE DAVIDSON COUNTY REGISTER OF DEEDS (TAX NUMBER 09306409600), THENCE WITH SAID LINE NORTH 62 DEGREES 50 MINUTES 06 SECONDS EAST FOR 100.11 FEET TO A POINT IN THE WESTERN LINE OF C. B. RAGLAND COMPANY OF RECORD IN QUITCLAIM DEED INSTRUMENT NUMBER 20110804-0060140 IN THE DAVIDSON COUNTY REGISTER OF DEEDS (TAX NUMBER 09306409800);

THENCE WITH SAID LINE SOUTH 27 DEGREES 06 MINUTES 40 SECONDS EAST FOR 29.39 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF MOLLOY STREET;

THENCE WITH PROPOSED RIGHT OF WAY FOR MOLLOY STREET THE FOLLOWING THREE (3) CALLS AND DISTANCES;

1. SOUTH 62 DEGREES 40 MINUTES 13 SECONDS WEST FOR 40.00 FEET;
2. NORTH 27 DEGREES 06 MINUTES 40 SECONDS WEST FOR 19.50 FEET;
3. SOUTH 62 DEGREES 50 MINUTES 06 SECONDS WEST FOR 60.11 FEET TO A POINT IN THE EASTERN RIGHT OF WAY OF SECOND AVENUE;
4. THENCE WITH SAID LINE NORTH 27 DEGREES 06 MINUTES 40 SECONDS WEST FOR 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1779 SQUARE FEET, MORE OR LESS OR 0.04 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO L.L. TURNER, JR. AND C.T. THORNTON, CO-TRUSTEES FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY DEED OF RECORD IN INSTRUMENT NO. 20150713-0067610, AS CORRECTED IN INSTRUMENT NO. 20150924-0097337, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above tracts are also described according to a survey prepared by Judy L. Judson, Tennessee Registration No. 1935, Barge Waggoner, Sumner and Cannon, Inc., dated July 7, 2015, last revised November 12, 2015, File No. 3608600, more particularly described as follows:

Being a parcel of land located in the Central Business Services District, 19th Councilmanic District of Nashville, Davidson County, Tennessee; being located South of Demonbreun Street, West of 1st Avenue South, North of Molloy Street and East of 2nd Avenue South; and being the property conveyed to Lester L. Turner, Jr. and Currey Turner Thornton, Co-Trustees of the Currey Turner Thornton Trust and Lester L. Turner, Jr. and Currey Turner Thornton, Co-Trustees of the Lester L. Turner, Jr. Trust of record in Deed Book 9200, Page 395, R.O.D.C. and of record in Deed Book 9200, Page 399, R.O.D.C. and C.B. Ragland Company of record in Instrument No. 20080109-0002545 and Instrument No. 20110804-0060140, R.O.D.C. and being more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way of Demonbreun Street and the westerly right-of-way of 1st Avenue South;

THENCE, with the westerly right-of-way of 1st Avenue South, S 26° 57' 01" E, 301.11 feet to the northerly right-of-way of Molloy Street;

THENCE, with the northerly right-of-way of Molloy Street, the following calls:

S 62° 40' 13" W, 137.73 feet;

N 27° 06' 40" W, 19.50 feet;

S 62° 50' 06" W, 60.11 feet to the easterly right-of-way of 2nd Avenue South;

THENCE, with the easterly right-of-way of 2nd Avenue South, N 27° 06' 40" W, 209.87 feet to the southwest corner of said property conveyed to Lester L. Turner, Jr. and Currey Turner Thornton, Co-Trustees of the Currey Turner Thornton Trust;

THENCE, with the southerly line of said Currey Turner Thornton Trust, N 62° 22' 00" E, 102.61 feet;

THENCE, with the easterly line of said Currey Turner Thornton Trust, N 27° 06' 40" W, 70.38 feet to the southerly right-of-way of Demonbreun Street;

THENCE, with said southerly right-of-way of Demonbreun Street, N 62° 17' 44" E, 96.08 feet to the POINT OF BEGINNING.

Containing 51,177 square feet or 1.17 acres, more or less.

The foregoing being the same property conveyed to CBT Partnership by deeds of record at Instrument No. 20151112-0115135 and Instrument No. 20151112-0115136 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

