BILL GARRETT, Davidson County
Trans:T20160009955 DEEDQC
Recvd: 02/05/16 09:32 4 pgs
Fees:22.00 Taxes:0.00
20160205-0011279

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

FROM: FDS CROSSINGS, LLC, a Delaware limited liability company ("Grantor")

Map Number: 163
Parcel Number 346

TO: THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, nonprofit corporation organized and existing under the laws of the State of Tennessee ("Grantee").

Address of New Owner:

The Industrial Development Board of the
Metropolitan Government of Nashville
and Davidson County
c/o Matt Wilshire, Director
Mayor's Office of Economic and
Community Development
Metropolitan Courthouse, Suite 102
Nashville, Tennessee 37201

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

FDS Crossings, LLC
1001 19th Street North, Suite 930
Arlington, Virginia 22209

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Ten and 00/100 Dollars ($10.00).

Fred Russell Harrell
Affiant

SUBSCRIBED AND SWORN TO before me, this 15th day of December, 2015.

Notary Public

My Commission Expires: August 20, 2019

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, FDS CROSSINGS, LLC., a Delaware limited liability company (the "Grantor") does quitclaim unto THE INDUSTRIAL DEVELOPMENT BOARD

OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, nonprofit corporation organized and existing under the laws of the State of Tennessee (the "Grantee"), its heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 5720 Crossings Boulevard, Nashville, Davidson County, Tennessee.

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

[SIGNATURE ON FOLLOWING PAGE]

Witness my hand this 1 day of January, 2016

GRANTOR:

FDS CROSSINGS, LLC.

By: _____

Name: David E. Alperstein

Title: Managing Member

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ Arlington)

Before me, Frances Couch, a Notary Public of said County and State, personally appeared David Alperstein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be managing member of FDS CROSSINGS, LLC., the within named bargainor, a Delaware limited liability company, and that he/she as such managing member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as managing member.

Witness my hand and seal, at Office in Arlington, VA, this 4 day of January, 2016.

_____
Notary Public

My Commission Expires: 4/30/2019

FRANCES COUCH
COMMONWEALTH OF VIRGINIA
Expires 04-30-19
REG # 7510935
NOTARY PUBLIC

EXHIBIT A

PROPERTY DESCRIPTION

Being a certain tract of land lying in the 28th Councilmanic District of Davidson County, Tennessee, and bounded generally by Hickory Hollow, Ltd. In the north, Crossings Blvd. in the east, Billernie Properties, LLC., in the south and Interstate 24 in the west, and being Lot No. 2 as shown on the Plan of The Crossings at Hickory Hollow, Phase II, of record in Book 9700, pages 511-512, as corrected by Surveyor's Certificate of Correction in Book 10728, page 740, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod at the southeast corner of the Hickory Hollow, Ltd. Property (Deed Book 7034, page 488) and in the west margin of Crossings Boulevard;

Thence, with the westerly margin of Crossings Boulevard, along a curve to the left having a central delta angle of 23 deg. 28 min. 09 sec., a radius of 2341.83 feet, an arc length of 959.25 feet, and a chord bearing and distance of South 29 deg. 21 min. 47 sec. East, 952.56 feet to an iron rod set at the northeast corner of Billernie Properties, LLC., (Deed Instrument No. 201206010047522); Thence, with the north line of Billernie Properties, LLC., South 45 deg. 08 min. 44 sec. West, 403.63 feet to an .X. in a rock in the easterly right-of-way of the Interstate 24 off-ramp to Hickory Hollow Parkway;

Thence with the easterly right-of-way of the Interstate 24 off-ramp for the next seven calls:

North 41 deg. 47 min. 27 sec. West 29.34 feet to an existing iron rod; Thence along a curve to the left having a central delta angle of 03 deg. 55 min. 18 sec., a radius of 5899.58 feet, an arc length of 403.81 feet, and a chord bearing and distance of North 43 deg. 38 min. 09 sec. West, 403.73 feet to an existing iron rod;

Thence North 45 deg. 50 min. 15 sec. West, 101.55 feet to an existing iron rod;

Thence North 36 deg. 45 min. 39 sec. West, 119.48 feet to an existing iron rod;

Thence North 28 deg. 24 min. 36 sec. West, 144.53 feet to an existing concrete monument;

Thence North 24 deg. 22 min. 22 sec. West, 400.00 feet to an existing concrete monument;

Thence North 32 deg. 00 min. 06 sec. West, 101.51 feet to an existing iron rod at the southwest corner of the aforementioned Hickory Hollow, Ltd;

Thence with the south line of Hickory Hollow, Ltd., South 84 deg. 01 min. 53 sec. East, 295.48 feet to an existing iron rod;

North 71 deg. 04 min. 42 sec. East, 270.48 feet to the point of beginning and containing 508,690 square feet, or 11.68 acres, more or less. Described according to a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc. dated November 5, 2014, last revised December 2, 2014, Job No. 14168.

Being the same property conveyed to FDS Crossings, LLC, a Delaware limited liability company, by Special Warranty Deed from American Health Properties, Inc., a Tennessee corporation, of record as Instrument No. 20141211-011331, Register's Office for Davidson County, Tennessee and by Quitclaim Deed with new survey description from American Health Properties, Inc., a Tennessee corporation, of record as Instrument No. 20141211-0113312, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of No Build Area, of record in Book 10722, page 114, Register's Office for Davidson County, Tennessee.