This Instrument Was Prepared By:
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BILL GARRETT, Davidson County
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance is $0.

Affiant
Development Counsel
Thorntons Inc.

Subscribed and sworn to before me this
11th day of March, 2016.

Notary Public

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: May 8, 2018

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Thorntons Inc. **10101 Linn Station** **Louisville, KY 40223**	**SAME**	**183-00-0-008.00**

KNOW ALL MEN BY THESE PRESENTS, that **Rose Management, LLC,** a Tennessee limited liability company, the "Grantor", for good and valuable consideration, the receipt and sufficiency of which is acknowledged, bargains, sells, quitclaims, transfers, and conveys unto **Thorntons Inc.,** a Delaware corporation, the "Grantee", all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in **Exhibit A** attached and incorporated herein by this reference, the "Property".

This conveyance is subject to all limitations, restrictions, encumbrances, and other matters of record.

This is improved property known generally as 13010 Old Hickory Boulevard, Antioch, Davidson County, Tennessee, 37013.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this 11th day of March, 2016.

ROSE MANAGEMENT, LLC, a Tennessee limited liability company

By: _____
Atul Kumar

Title: Member

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for this State and County, personally appeared Atul Kumar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Rose Management, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Rose Management, LLC as Member.

Witness my hand, at office, this 11th day of March, 2016.

_____
Notary Public

My Commission expires:

May 8, 2018

61476441.1

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 33rd Councilmanic District of Nashville, Davidson County, Tennessee and being shown as Parcel 8 on Tax Map 183, said tract being recorded in Instrument Number 200412060144854, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a concrete monument old located in the westerly right of way of Old Hickory Boulevard, said monument being the northeast corner of this tract and being located opposite and slightly northwest of the intersection of Firestone Parkway from the east;

Thence, South 11 deg 14 min 56 sec West, 44.58 fee to an iron pin old, said pin being a common corner of the MAT Real Estate, L.L.C. property as of record in Instrument Number 200903130022882, R.O.D.C., TN.;

Thence, with the said MAT property, the following bearings and distances:

Thence, North 82 deg 56 min 24 sec West, 200.00 feet to an iron pin old;

Thence, South 11 deg 14 min 54 sec West, 199.98 feet to an iron pin old;

Thence, South 82 deg 56 min 24 sec East, 200.00 feet to a punch hole old in concrete, said punch hole being in the westerly right of way of said Old Hickory Boulevard;

Thence, with the right of way of Old Hickory Boulevard, the following bearings and distances:

Thence, South 11 deg 19 min 36 sec West, 1.84 feet to a p.k. nail old;

Thence, North 78 deg 40 min 24 sec West, 9.28 feet to a p.k. nail old;

Thence, South 11 deg 48 min 56 sec West, 48.68 feet to a p.k. nail old, said nail being a common corner to the Welton Investments, L.L.C. property as of record in Instrument Number 201112200099437, R.O.D.C., TN.;

Thence, with the said Welton property, North 82 deg 56 min 24 sec West, 200.00 feet to an iron pin old;

Thence, continuing with the said Welton property, South 11 deg 05 min 25 sec West, passing an iron pin old at a distance of 116.15 feet, said pin being a common corner to the Rakesh Bery and Muhammed Qandil property as of record in Instrument number 200912140113752, R.O.D.C., TN., for a total distance of 233.42 feet to an iron pin new situated in the north easterly right of way of Interstate 24;

Thence, with the said right of way of Interstate 24, the following bearings and distances;

Thence, North 36 deg 58 min 31 sec West, 5.43 feet to a concrete monument old;

Thence, North 48 deg 44 min 49 sec West, 192.59 feet to a concrete monument old;

Thence, North 42 deg 44 min 17 sec West, 564.55 feet to a concrete monument old;

Thence, North 48 deg 24 min 16 sec East, 77.09 feet to an iron pin set;

Thence, South 82 deg 21 min 03 sec East, passing an iron pin old at a distance of 11.12 feet, said pin being a common corner to the Turner and Hooper, L.L.C. property as of record in Instrument Number 200512010144257, R.O.D.C., TN. and passing another iron pin old at a distance of 37.40 feet, said pin being a common corner to the TAT Holdings-Chicago, L.L.C. property as of record in Instrument Number 200809120093758, R.O.D.C., TN. For a total distance of 210.29 feet to an iron pin old, said pin being a common corner to the Athens Distribution Company of Nashville as of record in Instrument Number 200706120070273, R.O.D.C., TN.;

Thence, with the said Athens property, South 82 deg 21 min 46 sec East, passing a corner not found at an approximate distance of 545+/- feet, said corner being in the right of way of said Old Hickory Boulevard for a total distance of 569.67 feet to the point of beginning.

Containing: 209,872 square feet or 4.818 acres, more or less.

Being the same property conveyed to ROSE MANAGEMENT, LLC, by deed dated December 6, 2004, from ROSE MANAGEMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record at Instrument No. 20041206-0144854, said Register's Office.

Included in the above described tract of land but specifically excluded therefrom is that certain tract or parcel of land conveyed to the Tennessee Department of Transportation by instrument dated February 27, 1998, of record in Book 10852, page 829, said Register's Office.

This is not the same description used in the last deeds of record. The description of the Property was obtained from a survey dated February 23, 2016, Job No. 2014145-52, prepared by Michael R. Williams, TN RLS #1906, of HFR Design, whose address is 214 Centerview Drive, Suite 300, Brentwood, TN 37027.