BILL GARRETT, Davidson County
Trans:T20160035229 DEEDQC
Recvd: 04/28/16 15:48 7 pgs
Fees:37.00 Taxes:0.00
20160428-0041733

This Document Was Prepared By:

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150 Fayetteville Street, Suite 2300
Raleigh, NC 27601

After Recording Mail To:
Brenda Sollenberger
First American Title Insurance Company
Six Concourse Parkway, Suite 2000
Atlanta, Georgia 30328

Send Subsequent Tax Bills To:

Monarch Rivergate LLC
4828 Ashford Dunwoody Road
Suite 400
Atlanta, Georgia 30338

Grantee's New Address:
Monarch Rivergate LLC
4828 Ashford Dunwoody Road
Suite 400
Atlanta, Georgia 30338

Tax Parcel No. 02600012300

QUITCLAIM DEED
2148 Gallatin Pike, Nashville TN 37216

THIS INDENTURE, made and entered into this 26th day of April, 2016, by GARRISON RIVERGATE LLC, a Delaware limited liability company ("Grantor"), and MONARCH RIVERGATE, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, remise, release and forever quitclaim to Grantee all the right, title and interest which Grantor has or may have had in and to all of that improved tract or parcel of land lying and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference, Tax Parcel No. 02600012300.

~~TO HAVE AND TO HOLD~~ the Property unto Grantee, so that neither Grantor nor any

other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances. The above described property is conveyed with no warranty of title either express or implied by Grantor. Title conveyed hereby is by quitclaim.

(signature page to follow)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer, this the day and year first above written.

GARRISON RIVERGATE LLC

By: _____

Name: Sujit Sahadevan

Title: VP Authorized Signatory

STATE OF New York
COUNTY OF New York

Before me, Notary Public, of the state and county aforesaid, personally appeared Sujit Sahadevan, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Authorized Signatory of GARRISON RIVERGATE LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Authorized Signatory by himself/herself as such officer.

WITNESS my hand and seal, at office in New York County, New York this 20 day of April 2016.

SALLY ELIZABETH OROURKE
Notary Public - State of New York
NO. 01OR6303300
Qualified in New York County
My Commission Expires May 12, 2018

Notary Public

My Commission Expires:

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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sujit Sahadevan
Authorized Signatory

Affiant

Subscribed and sworn to before me this 20 day of April 2016.

Notary Public

My Commission Expires:

SALLY ELIZABETH OROURKE
Notary Public - State of New York
NO. 01OR6303300
Qualified in New York County
My Commission Expires May 12, 2018

OATH OF VALUE

(QUITCLAIM DEED)

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00.

Charles Allen York, Affiant

Sworn to and subscribed to before me this 21ST day of April, 2016.

Notary Public

My Commission Expires: 5/19/19

LISA YOUNG
NOTARY PUBLIC
WAKE COUNTY, N.C.

TRACT 1 - FEE PARCEL:

BEING A PARCEL OF LAND IN THE NASHVILLE, SECOND CIVIL DISTRICT, TENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING LOCATED NORTH OF GALLATIN PIKE BETWEEN CONFERENCE DRIVE AND LIBERTY LANE AND BEING LOT 4 AS SHOWN ON THE REVISED FINAL PLAT OF RIVERGATE PROPERTIES LTD, OF RECORD IN PLAT BOOK 6250, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, SAID POINT BEING THE WESTERLY TERMINUS OF A CURVE RETURN IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF GALLATIN PIKE AND LIBERTY LANE;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE S50°03'34"W A DISTANCE OF 219.71 FEET TO A BENT 1/2" IRON ROD; THENCE, S86°41'08"W A DISTANCE OF 7.74 FEET TO A CONCRETE MONUMENT (NO NUMBER); THENCE, CONTINUING ALONG NORTHERLY RIGHT OF WAY LINE OF GALLATIN PIKE S50°16'46"W A DISTANCE OF 271.50 FEET TO A 1/2" IRON ROD (NO NUMBER); THENCE, N40°46'03"W A DISTANCE OF 3.89 FEET TO A 5/8" IRON ROD; THENCE, CONTINUING ALONG NORTHERLY RIGHT OF WAY LINE OF GALLATIN PIKE S49°23'06"W A DISTANCE OF 527.74 FEET TO A 5/8" IRON ROD IN THE EASTERLY TERMINUS OF A CURVE RETURN IN THE NORTHEASTERLY QUADRANT OF THE INTERSECTION OF GALLATIN PIKE AND CONFERENCE DRIVE; THENCE, ALONG SAID CURVE TO THE RIGHT 28.42 FEET TO A CONCRETE MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" A RADIUS OF 18.07 FEET AND A CHORD OF N84°32'50"W 25.58 FEET; THENCE, ALONG THE EASTERLY RIGHT OF WAY LINE OF CONFERENCE DRIVE, N39°45'10"W, A DISTANCE OF 6.78 FEET TO A CONCRETE MONUMENT; THENCE, ALONG SAID RIGHT OF WAY LINE AND WITH A CURVE TO THE RIGHT, 51.94 FEET TO A 1/2" IRON ROD, SAID CURVE HAVING A CENTRAL ANGLE OF 14°10'04", A RADIUS OF 210.00 FEET, AND A CHORD OF N33°03'25"W, 51.81 FEET; THENCE, ALONG SAID RIGHT OF WAY LINE, N25°49'34"W, 85.97 FEET TO A 5/8" IRON ROD IN THE SOUTHWESTERN CORNER OF LOT 1 AS SHOWN ON THE REVISED FINAL PLAT OF RIVERGATE PROPERTIES, LTD, OF RECORD IN PLAT BOOK 6250, PAGE 919, R.O.D.C.; THENCE, N64°09'15"E, A DISTANCE OF 490.95 FEET TO A 1/2" IRON ROD IN THE SOUTHEASTERN CORNER OF LOT 3 OF SAID PLAT; THENCE, N25°51'03"W A DISTANCE OF 200.00 FEET TO A 3/4" IRON ROD SURVEY SPIKE IN THE NORTHEASTERN CORNER OF SAID LOT 3, THENCE, S64°08'57"W, A DISTANCE OF 491.00 FEET TO A IRON ROD & CAP (NO NUMBER) IN THE NORTHWESTERN CORNER OF LOT 1, OF SAID PLAT, SAID POINT BEING IN THE EASTERLY RIGHT OF WAY LINE OF CONFERENCE DRIVE; THENCE, ALONG SAID RIGHT OF WAY, N25°51'03"W A DISTANCE OF 381.00 FEET TO A SET MAG NAIL IN THE SOUTHWESTERN CORNER OF LOT 5 OF SAID PLAT;
THENCE, LEAVING SAID RIGHT OF WAY LINE OF CONFERENCE DRIVE AND WITH LOT 5 OF SAID PLAT THE FOLLOWING CALLS:
N64°0857"E, 175.00 FEET TO A MAG NAIL;
S25°51'03"E, 60.00 FEET TO A MAG NAIL;
N59°38'29"E, 211.21 FEET TO A IRON ROD;
N25°51'03"W, 440.00 FEET TO A POINT;
N64°15'33"E, 150.00 FEET TO A IRON ROD IN THE RIGHT OF WAY LINE OF VIETNAM VETERANS BOULEVARD.
THENCE, ALONG SAID RIGHT OF WAY LINE, S26°22'51"E A DISTANCE OF 28.00 FEET TO A 3/4" IRON ROD;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, N58°43'31"E A DISTANCE OF 262.43 FEET TO A 3/4" IRON ROD IN THE WESTERN LINE OF PROPERTY OF BROOKS S. FITZPATRICK, ET UX. OF RECORD IN BOOK 4573, PAGE 296, R.O.D.C.;
THENCE, ALONG SAID WESTERN LINE OF FITZPATRICK PROPERTY, S25°54'48"E A DISTANCE OF 173.54 FEET TO A 5/8" IRON ROD;
THENCE, ALONG THE SOUTHERN LINE OF SAID FITZPATRICK PROPERTY, N73°01'54"E A DISTANCE OF 243.53 FEET TO A SET IRON ROD & CAP IN THE WESTERLY LINE OF LIBERTY LANE;
THENCE, ALONG SAID RIGHT OF WAY LINE, S26°28'41"E A DISTANCE OF 297.20 FEET TO A 5/8" IRON ROD (BENT);
THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, S26°21'10"E A DISTANCE OF 352.57 FEET TO A CONCRETE MONUMENT (NO NUMBER) IN THE NORTHERLY TERMINUS OF A CURVE RETURN IN THE NORTHWESTERN QUADRANT OF THE INTERSECTION OF LIBERTY LANE AND GALLATIN PIKE;
THENCE, ALONG A CURVE TO THE RIGHT, 33.10 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 16°28'48", A RADIUS OF 25.00 FEET AND A CHORD OF S12°28'27"W, A DISTANCE OF 30.74 FEET.

TRACT 2 - EASEMENT PARCELS:

PARCEL I

TOGETHER WITH non-exclusive easements benefitting the above described fee tract, as set forth in that certain Reciprocal Easement and Development Agreement dated May 5, 1986 by and between Rivergate Properties, Ltd., and Service Merchandise Company, Inc., and recorded on May 19, 1986, in Book 6859, page 802, in the Register's Office for Davidson County, Tennessee.

PARCEL II

TOGETHER WITH easement benefitting above described fee tract set forth in Joint Easement Agreement dated April 27, 1988, by and between Rivergate Properties, Ltd., and Service Merchandise Company, Inc., and recorded May 4, 1988, in Book 7535, page 132, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto Monarch Rivergate, LLC, by Special Warranty Deed from Garrison Rivergate LLC, of record in Instrument No. 20110428-0041732, Register's Office for Davidson County, Tennessee.