BILL GARRETT, Davidson County
Trans:T20160045884 DEEDQC
Recvd: 06/01/16 09:38 4 pgs
Fees:22.00 Taxes:0.00
20160601-0054800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2016.

Notary Public
My commission expires: 11.6.17

LISA PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
BH2 - Nashville Parks A, LLC 111 Cloister Court, Suite 114 Chapel Hill, North Carolina 27514	Same	Map 81-08/Par. 348, 349, 350, 351,352, 353, 354, 363 Map 81-12/Par. 61, 62

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROADMASTER, GP, a Tennessee general partnership ("GRANTOR"), has bargained and sold, and by these presents does hereby quitclaim, transfer, and convey unto BH2 – NASHVILLE PARKS A, LLC, a North Carolina limited liability company ("GRANTEE"), all of GRANTOR'S interest in and to real estate in Nashville, Davidson County, Tennessee, being described as follows:

TRACT I – ROSA L. PARKS BOULEVARD PROPERTY:

Land in the Urban Services District, 19th Councilmanic District, Nashville, Davidson County, Tennessee, located west of Rosa Parks Boulevard between Buchanan Street and Garfield Street being Lots 51, 52, 53, 60, 61, 62, and 63 as shown on the Plan of McGavock's Homestead Addition of record in Plat Book 57, Page 9, Register's Office of Davidson County, Lot 54 as shown on the Final Plat, McGavock Homestead Resubdivision of Lots 54-59, of record in Instrument No. 20061017-0128938, R.O.D.C. and a portion of Garfield Street closed by Ordinance No. BL2005-779. Being more particularly described as follows:

Beginning in the southwesterly intersection of Rosa Parks Boulevard and Buchanan Street;

THENCE, with the westerly right-of-way line of Rosa Parks Boulevard the following calls; S 28°07'35" E, 200.00 feet, S 28°03'34" E, 440.47 feet to the northerly terminus of a curve return to the northerly right-of-way line of Garfield Street;

THENCE, with said curve to the right 47.15 feet, said curve having a central angle of 90°02'59", a radius of 30.00 feet, a tangent of 30.03 feet, and a chord of S 16°57'55" W, 42.44 feet;

THENCE, with the northerly right-of-way line of Garfield Avenue, S 61°59'25" W, 129.97 feet to the easterly right-of-way line of Alley No. 516;

THENCE, with said Alley right-of-way line the following calls; N 28°03'34" W, 470.49 feet, N 28°07'35" W, 200.00 feet to the southerly right-of-way line of Buchanan Street;

THENCE, with said right-of-way line, N 61°59'25" E, 160.00 feet to the Point of Beginning;

Containing 107,087 square feet, or 2.458 acres, more or less.

TRACT II – NASSAU STREET PROPERTY:

Land in the Urban Services District, 19th Councilmanic District, Nashville, Davidson County, Tennessee, located south of Nassau Street and north of Garfield Street being Lots 73, 74, 75, and 76 as shown on the Plan of McGavock's Homestead Addition of record in Plat Book 57, Page 9, Register's Office of Davidson County, and a portion of Garfield Street closed by Ordinance No. BL2005-779 and being more particularly described as follows:

Beginning in the northwesterly intersection of Garfield Street and Alley No. 516;

THENCE, with the northerly right-of-way line of Garfield Street, S 62°06'54" W, 135.08 feet, to the easterly terminus of a curve return to the easterly right-of-way line of Nassau Street;

THENCE, with said curve to the right 39.19 feet, said curve having a central angle of 89°49'32", a radius of 25.00 feet, a tangent of 24.92 feet, and a chord of N 72°58'20" W, 35.30 feet;

THENCE, with the easterly right-of-way line of Nassau Street, N 28°03'34" W, 195.17 feet to the northwesterly corner of the aforementioned Lot 73;

THENCE, with the northerly line of Lot 73, N 61°59'25" E, 160.00 feet to the westerly right-of-way line of Alley No. 516;

THENCE, with said Alley right-of-way line S 28°03'34" E, 220.44 feet to the Point of Beginning;

Containing 35,112 square feet, or 0.806 acre, more or less.

Included in the above description but excluded from the property hereby conveyed is the following:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 50 feet on the easterly side of Nassau Street and runs back between parallel lines 160 feet to an alley.

Containing 8,000 square feet, or 0.184 acre, more or less.

Said Tracts I and II being the same property conveyed to ROADMASTER, GP, by deed of record as Instrument No. 20151005-0101368, Register's Office for Davidson County, Tennessee.

The foregoing property descriptions are based on a survey dated April 15, 2016, prepared by Judy L. Judson, RLS No. 1935, Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3605403.

Property address: 1703, 1703-B, 1705, 1707, 1709, 1715 and 1729 Rosa L. Parks Boulevard, and 1702, 1704, and 1706 Nassau Street, Nashville, Tennessee.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 25th day of May, 2016.

ROADMASTER, GP

By: _____
Earl H. Dunn, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Earl H. Dunn, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the General Partner of **ROAD MASTER, GP,** the within named bargainor, a Tennessee general partnership, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said general partnership in his capacity as General Partner.

WITNESS my hand, at office, this 25th day of May, 2016.

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

_____
Notary Public
My Commission Expires: _____