THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Pinnacle 4th and Lea, LLC 5119 Meadow Lake Rd. Brentwood, TN 37027	Same	093 10 0 467.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BARGE, WAGGONER, SUMNER AND CANNON, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to PINNACLE 4TH AND LEA, LLC, a Tennessee limited liability company, and its successors and assigns, all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is improved property located on 616 4th Avenue South, Nashville, Tennessee.

[Signature page follows.]

BILL GARRETT, Davidson County
Trans:T20160061652 DEEDQC
Recvd: 07/18/16 16:13 4 pgs
Fees:22.00 Taxes:0.00
20160718-0073784

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 15 day of July, 2016.

GRANTOR:

BARGE, WAGGONER, SUMNER AND CANNON, INC., a Tennessee corporation

By: Cendy Dodd

Name: Cendy Dodd

Title: CFO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Cendy Dodd, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the CFO of BARGE, WAGGONER, SUMNER AND CANNON, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 8 day of July, 2016.

Jennifer A. Barnes

Notary Public

My Commission Expires:

4-9-2017

JENNIFER A. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires April 9, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant (Representative of Grantee)

Subscribed and sworn to before me this 15 day of July, 2016.

Notary Public

My Commission Expires: 9/11/17

BRANDY GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

SURVEYOR'S DESCRIPTION

PARCEL 467

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBER 467 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE WEST BY RIGHT-OF-WAY (R/W) OF 4TH AVENUE SOUTH (46.5' PUBLIC R/W), ON THE EAST BY THE R/W OF ALLEY #147 (10' PUBLIC R/W), ON THE SOUTH BY THE TREGLOWN PATTON WARNER PROPERTY OF RECORD IN INSTRUMENT #201512140125534 (R.O.D.C.T.), AND ON THE NORTH BY THE D. SCOTT WHITE, SHARON WHITE OWEN, AND JENNIFER W. WHITE PROPERTY OF RECORD IN DEED BOOK 8623, PAGE 825 (R.O.D.C.T.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A 5/8" IRON ROD (OLD) IN THE EASTERLY R/W OF 4TH AVENUE SOUTH BEING THE NORTHWEST CORNER OF THE SAID WARNER PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 663,639.59.4714 AND AN EASTING OF 1,740,422.52 (NAD83); THENCE LEAVING THE SAID WARNER PROPERTY NORTH 27 DEGREES 20 MINUTES 47 SECONDS WEST, 150.34 FEET TO A P.K. NAIL (OLD) BEING THE SOUTHWEST CORNER OF THE SAID WHITE PROPERTY; THENCE LEAVING 4TH AVENUE NORTH 63 DEGREES 56 MINUTES 43 SECONDS EAST 151.17 FEET TO A P.K. NAIL (OLD) IN THE WESTERLY R/W OF ALLEY #147; THENCE LEAVING THE SAID WHITE PROPERTY SOUTH 23 DEGREES 06 MINUTES 31 SECONDS EAST 147.01 FEET TO A P.K. NAIL (OLD) BEING THE NORTHEAST CORNER OF THE SAID WHITE PROPERTY; THENCE LEAVING THE SAID ALLEY SOUTH 62 DEGREES 31 MINUTES 11 SECONDS WEST, 140.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,380 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.