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THIS INSTRUMENT PREPARED BY:
R. Mark Donnell, Jr., Esq.
Waypoint Law PLLC
227 15th Avenue North
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160092354 DEEDQC
Recvd: 10/19/16 12:38 5 pgs
Fees:27.00 Taxes:0.00
20161019-0110518

Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
636 Grassmere Park Drive Associates, L.P. 2900 Lebanon Pike, Suite 200 Nashville, Tennessee 37214	New Owner	133 00 0 129.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dixie Graphics, Inc. ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, release and forever quitclaim unto 636 Grassmere Park Drive Associates, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described real property (the "Property"):

Being a tract of land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 4, Section Three on the Plan of Grassmere, as of record in Plat Book 6200, Page 79, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to the ALTA/NSPS Land Title Survey, dated October 11, 2016, prepared by L. Kevin Morehead (TN RLS No. 2315), with Initial Point Land Surveying, Inc.:

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Grassmere Park, 80 feet in width, and the northerly property line of the property of EP Grassmere, LLC as of record in Instrument Number 20131001-0102996, in the Register's Office for Davidson County, Tennessee; Thence with a line through Grassmere Park, North 54 Degrees 16 Minutes 19 Seconds West, 80.00 feet to a point in the westerly right-of-way line of Grassmere Park; Thence with a curve to the left, with an arc length of 132.57 feet, the radius of which is 235.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is North 19 Degrees 34 Minutes 01 Seconds East, 130.82 feet to a point; Thence North 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to a point; Thence with a line through Grassmere Park, South 86 Degrees 35 Minutes 39 Seconds East, 80.00 feet to a point in the easterly right-of-way line of

Grassmere Park; Thence with a curve to the left, with an arc length of 174.22 feet, the radius of which is 340.00 feet, the central angle of which is 29 Degrees 21 Minutes 34 Seconds, the chord of which is North 11 Degrees 16 Minutes 26 Seconds West, 172.32 feet to a point; Thence South 89 Degrees 36 Minutes 52 Seconds East, 43.73 feet to an existing iron rod at a corner common with the property of Grassmere IV, L.P., as of record in Deed Book 11061, Page 510, in the Register's Office for Davidson County, Tennessee; Thence with the southerly property line of Grassmere IV, L.P., South 89 Degrees 36 Minutes 52 Seconds East, 390.86 feet to an existing concrete monument at a corner common with the property of The Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Deed Book 9717, Page 291, in the Register's Office for Davidson County, Tennessee; Thence with the westerly property line of The Metropolitan Government of Nashville and Davidson County, Tennessee, South 03 Degrees 26 Minutes 03 Seconds West, 669.46 feet to at an existing iron rod at a corner common with said EP Grassmere, LLC; Thence with the northerly property line of EP Grassmere, L.P., North 86 Degrees 37 Minutes 00 Seconds, West, 337.92 feet to an existing iron rod; Thence North 31 Degrees 07 Minutes 49 Seconds West, 177.93 feet to the POINT OF BEGINNING.

Containing 287,633 Square Feet (6.61 Acres more or less).

Included in, but excluded from this property description is the following right-of-way dedication, and being more particularly described as follows:

Being a tract of land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lot 4, Section Three on the Plan of Grassmere, as of record in Plat Book 6200, Page 79, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to the ALTA/NSPS Land Title Survey, dated October 11, 2016, prepared by L. Kevin Morehead (TN RLS No. 2315), with Initial Point Land Surveying, Inc.:

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Grassmere Park, 80 feet in width, and the northerly property line of the property of EP Grassmere, LLC as of record in Instrument Number 20131001-0102996, in the Register's Office for Davidson County, Tennessee; Thence with a line through Grassmere Park, North 54 Degrees 16 Minutes 19 Seconds West, 80.00 feet to a point in the westerly right-of-way line of Grassmere Park; Thence with a curve to the left, with an arc length of 132.57 feet, the radius of which is 235.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is North 19 Degrees 34 Minutes 01 Seconds East, 130.82 feet to a point; Thence North 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to a point; Thence with a line through Grassmere Park, South 86 Degrees 35 Minutes 39 Seconds East, 80.00 feet to a point in the easterly right-of-way line of Grassmere Park; Thence with the easterly right-of-way line of Grassmere Park, South 03 Degrees 24 Minutes 21 Seconds East, 165.00 feet to an existing iron

rod; Thence with a curve to the right, with an arc length of 177.70 feet, the radius of which is 315.00 feet, the central angle of which is 32 Degrees 19 Minutes 20 Seconds, the chord of which is South 19 Degrees 34 Minutes 01 Seconds West, 175.35 feet to the POINT OF BEGINNING.

Being the same property conveyed to Dixie Electrotype Company, as of record in Deed Book 6335, Page 439, in the Register's Office for Davidson County, Tennessee. Dixie Electrotype Company, merged into Dixie Graphics, Inc., a Tennessee corporation.

The Property is improved property located at 636 Grassmere Park, Nashville, Tennessee 37211.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 14th day of October, 2016.

GRANTOR:

Dixie Graphics, Inc., a Tennessee corporation

By: Patricia Meadows

Print Name: PATRICIA MEADOWS

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Patricia Meadows, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be President of DIXIE GRAPHICS, INC., the within named Grantor, a Tennessee corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by him/herself as President.

WITNESS my hand and official seal at office this 14th day of October, 2016.

Lindsay C. Wiggishoff
NOTARY PUBLIC

My Commission Expires:

May 8, 2018

LINDSAY C. WIGGISHOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Patricia Meadows
AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of October, 2016.

Lindsay C. Wiggishoff
Notary Public

My Commission Expires: May 8, 2018

LINDSAY C. WIGGISHOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018