THIS INSTRUMENT PREPARED BY:
John R. Haynes, Esq.
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 11/22/16 08:28 5 pgs
Fees:27.00 Taxes:0.00
20161122-0122961

Address of New Owner:
Metropolitan Development
and Housing Agency
Attn: James E. Harbison,
Executive Director
701 South Sixth Street
Nashville, TN 37206

Send Tax Bills to:
Grantee is exempt
from taxes (see
T.C.A. §67-4-409(f)(i))

Parcel No:
Parcel 093-06-1-057.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **4PANT, LLC**, a Delaware limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY** (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain following described tract or parcel of land located in Davidson County, Tennessee, and the improvements located thereon, if any (hereinafter, the "Property"), to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is property known as 210 4th Avenue North in Nashville, Tennessee, and formerly known as 206, 208, 210 and 212 4th Avenue North in Nashville, Tennessee prior to having been combined into a single tax parcel by Quitclaim Deed recorded with the Davidson County Register of Deeds as Instrument Number 20160601-055071.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURES ON FOLLOWING PAGE]

4PANT, LLC, a Delaware limited liability company

By: **ROYAL CITY, LLC**, a Delaware limited liability company, Managing Member of 4PANT, LLC

By: **ROYAL INVESTMENTS, LLC**, a Delaware limited liability company, Member of Royal City, LLC

By: _____
Alex Marks, Member

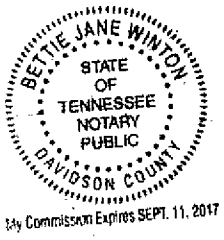
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex Marks, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of Royal Investments, LLC, which is a Member of Royal City, LLC, which is the Managing Member of 4PANT, LLC, and is authorized by 4PANT, LLC to execute this instrument on its behalf.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of November, 2016.

_____
NOTARY PUBLIC

My commission expires: 9/11/17



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EXEMPT.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

My Commission expires: 6/20/17

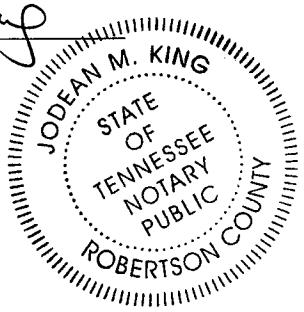


Exhibit "A"

Legal Description

Being a Parcel of Land in the 19th Councilmanic District, within the Central Business Improvement District of Metro Nashville-Davidson County, Tennessee. Generally located to the east of 4th Avenue North, south of Bankers Alley, west of Printers Alley, and north of Church Street. Property being Parcel 57 on Metro Nashville-Davidson County Property Map No. 93-06-1, and owned by 4-PANT, LLC of record in Instrument No. 20160601-0055071, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an "X" scribed in the sidewalk in the easterly right-of-way of 4th Avenue North (49.5' R.O.W.), being 75' south of the southerly right-of-way of Bankers Alley, also being the southwest corner of William Dranes and Toni Hooper of record in Instrument No. 20100820-0065866, R.O.D.C.

THENCE, with said Dranes and Hooper, N 61° 57' 50" E, passing an existing Nail set in the vertical face of the brick building wall at 0.55 feet, continuing along a party wall for approximately 136.23, and leaving said party wall for an additional 38.22 feet along the line of said Dranes and Hooper for a total distance of 175.00 feet to a PK Nail (New) in the westerly right-of-way of Printers Alley;

THENCE, with said Printers Alley the following calls:

S 27° 51' 51" E, 25.14 feet,
S 61° 57' 26" W, 8.58 feet,
S 28° 33' 05" E, 27.49 feet,
S 27° 52' 25" E, 25.15 feet,
S 27° 51' 09" E, 24.22 feet to the southeast corner of said
4-PANT, LLC property;

THENCE, continuing with said Printers Alley, S 61° 51' 03" W, passing a building corner at 0.21 feet, thence with the face of building 2.64 feet to the northeasterly corner of RB Nashville, LLC property of record in Instrument No. 20131120-0119737, R.O.D.C., leaving said Printers Alley and continuing with said RB Nashville, LLC and a building joint for approximately 161.26 feet, and leaving said building joint continuing an additional 2.64 feet for a total distance of 166.75 feet to a PK Nail (New) in said easterly right-of-way of 4th Avenue North;

THENCE, with said easterly right-of-way of 4th Avenue North
N 27° 51' 52" W, 102.34 feet to the POINT OF BEGINNING ;

Containing 17,240 Square Feet or 0.40 Acres, more or less.

As described according to a survey prepared by Brad T. Thomas, RLS No. 2431, Barge, Waggoner, Sumner & Cannon, Inc., File No. 3645800, dated October 12, 2016, last revised November 11, 2016.

BEING THE SAME PROPERTY CONVEYED TO 4PANT, LLC, BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NOS. 20140801-0068778, 20140801-0068779, 20140801-0068780, 20140815-0073991, 20140815-0073992 AND 20160601-0055071, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: