BILL GARRETT, Davidson County
Trans:T20160103943 DEEDQC
Recvd: 11/23/16 15:11 4 pgs
Fees:22.00 Taxes:0.00
20161123-0124042

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 Number(s):
Possum Real Estate Holdings, LLC 455 Second Street Charlottesville, VA 22902 Attn: R. Coran Capshaw/Andrew J. Dondero	Possum Real Estate Holdings, LLC 455 Second Street Charlottesville, VA 22902 Attn: R. Coran Capshaw/Andrew J. Dondero	093-06-2-079.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **POSSUM LEGEND, LLC**, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to **POSSUM REAL ESTATE HOLDINGS, LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being more particularly described as follows;

Beginning at a building corner in the easterly right-of-way line of 2nd Avenue North, 70 feet in width, at a corner common with the property of Rodney S. French, as of record in Instrument Number: 20111108-0087386, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of 2nd Avenue North, North 26 deg 53 min 09 sec West, 48.88 feet to a point along the face of building at a corner common with the property of 132 2nd Avenue North, LLC, as of record in Instrument Number: 20030820-0121028, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 2nd Avenue North, with the southerly property line of 132 2nd Avenue North, North 62 deg 36 min 55 sec East, 210.18 feet to a point along the face of building in the westerly right-of-way line of 1st Avenue North, 49.5 feet in width;

Thence with the westerly right-of-way line of 1st Avenue North, South 26 deg 50 min 17 sec East, 48.80 feet to a building corner at a corner common with the property of Rodney S. French;

Thence leaving the westerly right-of-way line of 1st Avenue North, with the northerly property line of Rodney S. French, South 62 deg 35 min 36 sec West, 210.14 feet to the POINT OF BEGINNING. Containing 10,264 square feet or 0.236 acres more or less.

Being the same property conveyed to POSSUM LEGEND, LLC, by deed from THE CALLEN TRUST, of record in Instrument No. 20140929-0089305, dated September 25, 2014, said Register's Office.

This is improved property known as 128-130 2nd Avenue North, Nashville, Davidson County, Tennessee 37201.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 21 day of November, 2016.

POSSUM LEGEND, LLC,
a Tennessee limited liability company

By: Nancy Jones
Name: Nancy Jones
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, NANCY JONES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of Possum Legend, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 21 day of November, 2016.

Notary Public

My Commission Expires:

JOYCE A. RUSHING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

32380340_1.DOC

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00.

Teresa Falk

Sworn to and subscribed before me this 23 day of November, 2016.

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9/11/17