Davidson County DEEDQC
Recvd: 11/29/16 08:41 5 pgs
Fees:27.00 Taxes:0.00
20161129-0124792

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
619 Edgewood Ave., Suite 200 Atlanta, GA 30312	08205015400 08205015500 08205016100	New Owner

This instrument prepared by and return to: Caiaccio Law Firm LC

P.O. Box 422584, Atlanta, GA 30342

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley S-01085
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, Georgia 30319

QUITCLAIM DEED

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 all of which are hereby acknowledged, **ASHLAND LLC** (successor in interest to Ashland Chemical, Inc.), a Kentucky limited liability company ("**Grantor**") has bargained and sold, and by these presents transfer and convey to **VANBUREN LLC,** a Georgia limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "**Property**").

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kraig A. Konkemeier Affiant

Subscribed and sworn to before me this 18th day of November, 2016.

Karen M. Johnston Notary Public

KAREN M. JOHNSTON
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES
DECEMBER 23, 2016

NOTARIAL SEAL STATE OF OHIO

This is improved property, known as 91 Van Buren Street, Nashville, Davidson County, Tennessee (Map Parcel #s 08205015400, 08205015500, and 08205016100).

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

As a material consideration for the conveyance of the Property to Grantee by Grantor, from and after the date of this Deed, use of the Property will be subject to the following restrictions, which will bind and run with the Property and will apply to Grantee and to all subsequent owners of the Property or any part or portion thereof. Unless otherwise specifically consented to in writing by Grantor, which consent may be given or withheld by Grantor at its sole and exclusive option for any reason or reasons or for no reason, (a) use of the Property will be limited to business, commercial or industrial purposes only, (b) the Property will not be used for any residential purposes or for any commercial activity involving child or elder care, hospitals, hotels or lodging, and (c) the groundwater beneath the Property will not be used for any purpose whatsoever. The foregoing restrictions will be enforceable by actions in law and/or in equity (including, but not limited to, pursuant to an action of specific performance) by Grantor and by any party owning real property within 2000 feet of the Property. Grantee may elect, at Grantee's option and sole expense, to perform any environmental remediation which may be required to permit the Property to be used for residential purposes in accordance with applicable laws. Upon obtaining approval by governing authorities of the work to bring the Property to residential standards, the requirement shall automatically be lifted to permit whatever uses are authorized by the governmental approval.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18th day of November, 2016, but effective as of the 22 day of November, 2016.

ASHLAND LLC
a Kentucky limited liability company

By _____(Seal)
Kraig A. Kunkemoeller
Director, Global Real Estate & Facilities

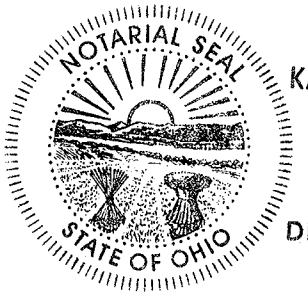
STATE OF Ohio)
COUNTY OF Franklin)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Kraig A. Kunkemoeller, Director, Global Real Estate & Facilities of Ashland LLC, a limited liability company, the within named Grantor, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date for and on behalf of said limited liability company.

Given under my hand and official seal this 18th day of November, 2016.

Karen M. Johnston
Notary Public
My commission expires: 12-23-16

[NOTARIAL SEAL]



KAREN M. JOHNSTON
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES
DECEMBER 23, 2016

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the City of Nashville, Davidson County, Tennessee, being located in the 19th Civil District, and being Lots #126-131, 154-156 on the McGavock's City Park Lots as recorded in Book 57, Page 101 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a capped iron rod (new) located at the northwestern corner of the property being herein described and having Tennessee State Plane Coordinates of North 673694.13, East 1736556.08, said point also being located at the intersection of the eastern right-of-way line of 1st Avenue North, having a right-of-way width of 50 feet and the southern right-of-way line of Van Buren Street, having a right-of-way width of 50 feet; thence, leaving said point, with and along the southern right-of-way line of Van Buren Street North 63 degrees 00 minutes 46 seconds East, 365.60 feet to a capped iron rod (new) said point being located at the northeastern most corner of the property being herein described and located at the intersection of the southern right-of-way line of Van Buren Street and the western right-of-way line of Adams Street, having a right-of-way width of 50 feet at this location; thence, leaving said point with and along the western right-of-way line South 27 degrees 06 minutes 32 seconds East, 148.00 feet to a capped iron rod (old) near a fence corner; thence, leaving said point and western right-of-way line of Adams Street, with and along an existing fence, South 63 degrees 00 minutes 46 seconds West, 182.80 feet to a capped iron rod (old) located at the center point of an abandoned 16 foot wide alley; thence, leaving said point South 27 degrees 06 minutes 32 seconds East, 150.00 feet to a capped iron rod (new), the same point being the southeastern most corner of the property being herein described; thence, leaving said point South 63 degrees 00 minutes 46 seconds West, 182.80 feet to a capped iron rod (new) on the eastern right-of-way line of the aforementioned 1st Avenue North, said point also being the southwestern corner of the property being herein described; thence, leaving said point, with and along the eastern right-of-way line of 1st Avenue North, North 27 degrees 06 minutes 32 seconds West, 298.00 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 81,528.98 Square Feet or 1.872+/- Acres.

As shown on ALTA/NSPS Land Title Survey dated October 25, 2016, prepared by Clint T. Elliot, Registered Land Surveyor.

Previously conveyed in Instrument No. 20161129-0124791

I, David W. Dudley, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Dekalb

Personally appeared before me, Matthew Fontana, a notary public for this county and state, David W. Dudley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

MATTHEW FONTANA
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires 12-07-2019