BILL GARRETT, Davidson County
Trans:T20160108591 DEEDQC
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Fees:18.00 Taxes:27972.00
20161209-0129596

This instrument prepared by:
Metropolitan Department of Law
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	Property ID No.
Cummins Station, LLC 209 10th Avenue South Nashville, TN 37203	Same	09309033100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,560,000.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 3/10/19

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **the Metropolitan Government of Nashville and Davidson County** ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, located at 1011 Demonbreun Street, Nashville, TN 37203, the legal description of which is attached as **Exhibit A**, commonly referred to as the "Clement Landport", unto **Cummins Station, LLC**, a Tennessee Limited Liability ~~Corporation~~ Company, and its successors, heirs and assigns ("Grantee").

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property. Grantor expressly conveys the Property, without warranty of any type or kind, **AS IS, WHERE IS, WITH ANY AND ALL DEFECTS**. Grantee as a condition of accepting this deed covenants that it has examined this Property and agrees to accept same in its present condition.

This is improved property, known as 1011 Demonbreun Street, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN.

WITNESS our hands this the 7th day of December, 2016.

Metropolitan Government of Nashville and Davidson County

By: Steve Berry

Title: Director, Public Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Steve Berry, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the Director of Public Property Administration for the Metropolitan Government of Nashville and Davidson County, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of the said Metropolitan Government of Nashville and Davidson County.

Witness my hand and seal, at office, this the 7th day of December, 2016.

Notary Public

My Commission Expires: 3/10/19

KAMILIA LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

Being a parcel of land lying in the 19th Council District of Metropolitan Nashville, Davidson County, Tennessee, south of Demonbreun Street, west of 10th Avenue South, north of the CSX Transportation Railroad and being lot 2 of the Landport At Cummins Station as recorded in Plat Book 9700, page 475, R.O.D.C.T. (Register's Office of Davidson County, Tennessee) and being more particularly described as follows:

Beginning at a "Drilled Hole" Found in the south right-of-way of Demonbreun Street (50' R.O.W.) and the north right-of-way of the CSX Transportation Railroad and being the northwest corner of the herein described property;

Thence, with the south right-of-way of Demonbreun Street, North 62 degrees 40 minutes 39 seconds East, 248.91 feet to an iron rod with OHM Advisors cap set at the base of a stone wall, a northwest corner of the Cummins Station LLC, Property as recorded in Book 10302, page 135, R.O.D.C.T., Lot 1 of the aforementioned Landport Plat;

Thence, with the west boundary of Lot 1, South 27 degrees 01 minutes 53 seconds East, 627.40 feet to an iron rod with OHM Advisors cap set at the base of a stone wall;

Thence, North 62 degrees 59 minutes 59 seconds East, 26.13 feet to a railroad spike found;

Thence, with a curve to the left, said curve having a radius of 1,180.89 feet, an arc length of 319.59 feet and a chord of South 36 degrees 50 minutes 21 seconds East, 318.61 feet to an iron rod with OHM Advisors cap set in the west right-of-way of Alley 120 (unimproved) and the north right-of-way of the CSX Transportation Railroad;

Thence, with the north right-of-way of CSX Transportation Railroad, North 51 degrees 27 minutes 42 seconds West, 635.24 feet to an iron rod with OHM Advisors cap set;

Thence, with a curve to the right, said curve having a radius of 743.14 feet, an arc length of 316.21 feet and a chord of North 39 degrees 16 minutes 20 seconds West, 313.83 feet to an iron rod with OHM Advisors cap set;

Thence North 27 degrees 04 minutes 57 seconds West, 55.05 feet to the Point of Beginning.

The above described parcel contains by survey 2.92 acres (127,395 sq. ft.) more or less and is based on a survey by Jason Moseley with OHM Advisors, 209 10th Avenue South, Suite 116, Nashville, TN 37203, with a field date of August 13, 2015.

Being the same property conveyed to the Metropolitan Transit Authority by deed recorded at Book 9649, page 515, R.O.D.C.T.

Being the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, by deed of record in Instrument No. 20161209-0129595, said Register's Office.