This instrument was prepared by:
J. Bryan Echols
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219
(615) 850-8865

BILL GARRETT, Davidson County
Trans:T20160108591 DEEDQC
Recvd: 12/09/16 15:32 4 pgs
Fees:22.00 Taxes:0.00
20161209-0129597

QUITCLAIM DEED

FROM: CUMMINS STATION, LLC, a Tennessee limited liability company, Grantor

TO: EAGLE 2, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Eagle 2, LLC 209 10th Avenue South, Suite 134 Nashville, Tennessee 37203-0782	Same	093-9-331.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of December, 2016.

LINDA A. GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-2020

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CUMMINS STATION, LLC, a Tennessee limited liability company ("Grantor"), does quitclaim unto EAGLE 2, LLC, a Tennessee limited liability company ("Grantee"), its successors and

assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 1011 Demonbreun Street, Nashville, Tennessee 37203.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 9th day of December, 2016.

GRANTOR:

CUMMINS STATION, LLC, a Tennessee limited liability company

By:_____
ZACHARY P. LIFF
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared ZACHARY P. LIFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of CUMMINS STATION, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 9th day of December, 2016.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MAY 6, 2020

Notary Public
My Commission Expires: 1-6-20

EXHIBIT A

PROPERTY DESCRIPTION

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 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 a 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 CUMMINS STATION, LLC, a Tennessee limited liability company, by deed of record as Instrument No 20161209-0129596, said Register's Office.

Together with the beneficial rights contained in the instruments of record in Book 9649, page 515, and Book 10568, page 285, said Register's Office.