ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Dayton Property One, LLC 3343 Aspen Grove Drive, Suite 200 Franklin, Tennessee 37067 Attn: Joe Moore	106-13-0-216.00 119-01-0-021.00 119-01-0-022.00 119-01-0-012.00 119-01-0-013.00 119-01-0-014.00 119-01-0-015.00 119-01-0-016.00 119-01-0-017.00 119-01-0-018.00 119-01-0-019.00 119-01-0-020.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

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 which are hereby acknowledged, **DESIGNWORKS INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to **DAYTON PROPERTY ONE, LLC**, a Tennessee limited liability company ("Grantee"), or Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

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

[signature page to follow]

BILL GARRETT, Davidson County
Trans:T20160110471 DEEDQC
Recvd: 12/15/16 16:02 6 pgs
Fees:32.00 Taxes:0.00
20161215-0131808

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 15th day of December, 2016.

Notary Public
My Commission Expires: 9/15/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed the 15th day of December, 2016.

DESIGNWORKS INVESTMENTS, LLC, a Tennessee limited liability company

By: _____
Name: S. JOSEPH MOORE
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, David B. Gray, of the state and county aforesaid, personally appeared S. Joseph Moore, 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 and CEO of **DESIGNWORKS INVESTMENTS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such President and CEO executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President and CEO.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of December, 2016.

_____
Notary Public
My Commission Expires: 12/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Description of the Property

TRACT I

Land in Davidson County, Tennessee, being Lots Nos. 1 to 10 inclusive, the southerly parts of Lots Nos. 11 to 16 inclusive of Block 12, the northerly 7 feet of Lot No. 1, and all of Lot No. 2, of Block 13 and that part of Leafland Avenue, now abandoned, adjacent to and south of Lots Nos. 11 to 16 inclusive on the Map Showing Lot No. 8 and Subdivision of Lot No. 12 and 13 in Section "A" and Subdivision of a 1.73 Acre Tract in Section "B", on Plan of the John Thoni Lands, as of record in Book 974, Page 17, Register's office for said County, described according to a survey made by Parrish, Engineers, Inc., August 11, 1966, as follows:

Beginning on the westerly margin of Foster Avenue at a point 150 feet north of the northerly margin of Glenrose Avenue, the northeast corner of the property conveyed to W. E. Gentry and wife, by deed from E. M. Patterson, Jr. and wife, of record in Book 1472, Page 270, said Register's Office; thence with the northerly line of said Gentry property north 88° 37' west 111.70 feet; thence north 3° 15' east 7 feet; thence north 80° 48' west 645.97 feet to the easterly margin of Dayton Avenue; thence with said Avenue north 13° 58' east 512.55 feet to the southerly margin of the L & N R.R. right-of-way; thence with said right-of-way on a curve with a radius of 1135.7 feet southeastwardly 479.69 feet and continuing with said right-of-way south 57° 47' east 232.4 feet to the westerly margin of Foster Avenue; thence with said Avenue south 3° 18' west 54.65 feet to the northeast corner of the Thoni property; thence with the line of the Thoni property north 87° 07' west 110.5 feet, south 3° 51' west 143.25 feet and south 86° 34' east 111.8 feet to the westerly margin of Foster Avenue; thence with said Avenue, south 3° 15' west 124 feet to the beginning, containing 7.03 acres, more or less.

TRACT 2

A tract of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being an unnumbered lot on the Map Showing Lot No. 8 and Subdivision of Lot No. 12 and 13 in Section "A" and Subdivision of a 1.73 Acre Tract in Section "B" on Plan of the John Thoni Lands, recorded in Book 547, Page 198, Register's Office for said County, as of record in Book 974, Page 17, Register's Office for said County, described as follows:

Beginning at the southwest corner of Leafland Avenue and Foster Avenue; thence westwardly with the southerly margin of said Leafland Avenue 110.5 feet to the northeast corner of Lot No. 10 on said plan; thence southwardly, with the eastern boundary line of said Lot No. 10, 143.25 feet to the northwest corner of Lot No. 2 on said plan; thence eastwardly, with the northern boundary line of said Lot No. 2, 111.7 feet to a point in the westerly margin of said Foster Avenue, being the northeast corner of said Lot No. 2; thence northwardly with the westerly margin of said Foster; Avenue, 144.25 feet to the beginning.

TRACT 3

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 4

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 5

Land in Davidson County, Tennessee, being Lot(s) 10 and 11, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 6

Land in Davidson County, Tennessee, being the west 10 feet of Lot No. 6, the east 10 feet of Lot No. 8, and all of Lot No. 7, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, said Register's Office.

Said lot and part of lots adjoin and front together 80 feet on the northerly side of Glenrose Avenue and run back 208 feet, more or less, on the easterly line and 216.5 feet, more or less, on the westerly line to a dead line in the rear, measuring 80.6 feet thereon.

INCLUDED in the above descriptions for TRACT 3, TRACT 4, TRACT 5 and TRACT 6 but specifically excluded therefrom is that portion of said properties conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deeds of record in Book 8723, Page 4, Book 8723, Page 7, Book 8722, Page 988, Book 8722, Page 991, and in Book 8723, Page 1, said Register's Office.

TRACT 7

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, said Register's Office.

Said Lot No. 8 fronts 60 feet on the northerly side of Glenrose Avenue and runs back between lines, 225 feet on the westerly line and 216.5 feet on the easterly line to a dead line in the rear on which it measures 60.6 feet.

INCLUDED in the above description but specifically excluded therefrom is that part of Lot 8, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place of record in Book 547, Page 198, said Register's Office, conveyed to C. P. Wavrin and wife, Betha Wavrin by deed of record in Book 1290, Page 162, said Register's Office and described as follows, to-wit:

Being the easterly 10 feet of Lot No. 8, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place of record in Book 547, Page 198, said Register's Office.

Said part of Lot No. 8 fronts 10 feet on the northerly side of Glenrose Avenue and runs back between

lines 216.5 feet on the easterly line and 216.5 feet more or less on the westerly line to a dead line on which it measures 10 feet.

TRACT 8

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above descriptions for TRACT 7 AND TRACT 8 but specifically excluded therefrom is that portion of said properties conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deeds of record in book 8722, Page 997, and in Book 8722, Page 994, said Register's Office.

Being the same property conveyed to DESIGNWORKS INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20151216-0126646, said Register's Office.

TRACT 9

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DESIGNWORKS INVESTMENTS, LLC by deed from DAVID M. BIRCHETT AND PAULA R. BIRCHETT, HUSBAND AND WIFE of record in Instrument No. 20151203-0121947, dated November 13, 2015, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 8841, Page 216, said Register's Office.

TRACT 10

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DESIGNWORKS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from JOYCE S. QUIRK of record in Instrument No. 20151027-0109046, dated October 26, 2015, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 8786, Page 368, said Register's Office.

TRACT 11

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Section A, Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DESIGNWORKS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JEFFREY BRENT YOUNG, UNMARRIED, of record in Instrument No. 20160727-0077505, dated July 27, 2016, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 8637, Page 570, said Register's Office

TRACT 12

Land in Davidson County, Tennessee, being the east 50 feet of Lot 6, as shown on the map entitled Section A, Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Glenrose Avenue and runs back between lines 199.5 feet on the east line and 206.6 feet on the westerly line to the south line of Lot No. 12 on said plan, on which it measures 50.5 feet.

Being the same property conveyed to DESIGNWORKS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from GERALD M. JOHNSON, UNMARRIED, of record in Instrument No. 20160825-0089224, dated August 25, 2016, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 8639, Page 780, said Register's Office.