Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Byblos Development Tennessee, LLC c/o Byblos Development, Inc. 7932 West Sand Lake Road, Suite 102 Orlando, Florida 32819	Map 142, Parcel 309	Byblos Development Tennessee, LLC c/o Byblos Development, Inc. 7932 West Sand Lake Road, Suite 102 Orlando, Florida 32819
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WARWICK THORNTON BELLEVUE I, LLC**, a Tennessee limited liability company (the "Grantor"), by these presents hereby remises, releases, and quitclaims to **BYBLOS DEVELOPMENT TENNESSEE, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 7663 Highway 70 South, Bellevue, Tennessee.

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

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20170002413 DEEDQC
Recvd: 01/10/17 10:34 4 pgs
Fees:22.00 Taxes:0.00
20170110-0002733

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5 day of January, 2017.

STEPHANIE J. COLVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Notary Public
My Commission Expires: 1/6/20

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 5 day of January, 2017.

GRANTOR:

WARWICK THORNTON BELLEVUE I, LLC,
a Tennessee limited liability company

By: _____

Name: Carl D. Stora III

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Colvin the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carl D. Stora III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of WARWICK THORNTON BELLEVUE I, LLC, the within named grantor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

WITNESS my hand and seal at office in Davidson County, Tennessee, this the 5 day of January, 2017.

Stephanie G. Colvin
Notary Public

My Commission Expires:
1/6/20

STEPHANIE G. COLVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Exhibit A

Description of Property

Being a tract of land lying in Bellevue, Davidson County, Tennessee, also being Lot 2 of the Galleries at Bellevue, as of record in Plat Book 7900, Page 272, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the southwesterly right-of-way line of U.S. Highway 70S, width varies, at a corner common with Lot 7 of the Resubdivision of Lot 7 Galleries at Bellevue, as of record in Instrument Number: 20010306-0021171, at the Register's Office for Davidson County, Tennessee, also being the property of Byrd, Mann, McAfee, Neal, Watson, Et Al, as of record in Instrument Number: 20160913-0096047, at the Register's Office for Davidson County, Tennessee;

Thence with the southwesterly right-of-way line of U.S. Highway 70S, with a curve to the right, along an arc length of 125.00 feet, the central angle of which is 03 deg 40 min 50 sec, the radius of which is 1945.86 feet, the chord of which is South 67 deg 36 min 30 sec East, 124.97 feet to an "X" in concrete;

Thence South 69 deg 40 min 29 sec East, 11.23 feet to an "X" in concrete, at a corner common with Lot 1 of the Galleries at Bellevue, as of record in Plat Book 7900, Page 272, at the Register's Office for Davidson County, Tennessee, also being the property of Joe Gower, as of record in Instrument Number: 20120210-0011973, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southwesterly right-of-way line of U.S. Highway 70S, with the northwesterly property line of said Lot 1, South 20 deg 19 min 31 sec West, 10.49 feet to an "X" in concrete;

South 40 deg 49 min 47 sec West, 260.04 feet to a pk nail set;

Thence with the southwesterly property line of said Lot 1, South 49 deg 10 min 13 sec East, 30.00 feet to an existing iron rod;

Thence South 40 deg 49 min 47 sec West, 20.00 feet to a point;

Thence South 49 deg 10 min 13 sec East, 288.07 feet to an existing iron rod in the northwesterly property line of Map 142-215 Bellevue Shopping Center, Phase II, as of record in Plat Book 7900, Page 267, at the Register's Office for Davidson County, Tennessee, also being the property of DORTC Bellevue Place SC, LLC, as of record in Instrument Number: 20070302-0025705, at the Register's Office for Davidson County, Tennessee;

Thence with the northwesterly property line of Map 142-215, South 39 deg 33 min 30 sec West, 217.07 feet to an existing iron rod, at a corner common with Lot 3 of the Resubdivision of Lots 3 & 4, Galleries at Bellevue, as of record in Plat Book 7900, Page 534, at the Register's Office for Davidson County, Tennessee, also being the property of Home Depot U.S.A., Inc., as of record in Deed Book 8323, Page 178, at the Register's Office for Davidson County, Tennessee;

Thence with the northeasterly property line of said Lot 3, North 49 deg 10 min 45 sec West, 292.92 feet to an existing pk nail;

Thence North 46 deg 49 min 34 sec West, 53.03 feet to an existing pk nail;

Thence North 40 deg 56 min 39 sec West, 172.70 feet to an existing pk nail, at a corner common with Lot 8 of the Resubdivision of Lot 7, Galleries at Bellevue, as of record in Instrument Number: 20010306-0021171, at the Register's Office for Davidson County, Tennessee, also being the property of Metro

Manor, LLC, as of record in Instrument Number: 20151204-0122442, at the Register's Office for Davidson County, Tennessee;

Thence with the southeasterly property line of said Lot 8, North 48 deg 48 min 28 sec East, 440.85 feet to the POINT OF BEGINNING.

Containing 146,981 square feet or 3.374 acres more or less.

The foregoing description having been prepared by Scot Cherry (R.L.S. #1512) of Cherry Land Surveying, Inc., whose address is 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to WARWICK THORNTON BELLEVUE I, LLC, by Special Warranty Deed of record in Instrument No. 20141121-0107599, in the Register's Office of Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument No. 20141121-0107600, in the Register's Office of Davidson County, Tennessee.