THIS INSTRUMENT PREPARED BY:

Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantor.

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NO.:**
Plainsman Group, L.L.C. **P. O. Box 90134** **Nashville, TN 37209**	**same**	**072-09-018.00 &** **072-09-016.00**

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QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PG Exchange 2016, LLC**, a series of a Tennessee series limited liability company (referred to herein as "Grantor"), has bargained and by these presents does hereby quitclaim, grant, transfer and convey unto **Plainsman Group, L.L.C.,** a Tennessee limited liability company (referred to herein as the "Grantee"), its successor and assigns for ever, all of Grantor's right, title and interest, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(See **Exhibit "A"** attached hereto and incorporated herein by reference.)

Being improved property otherwise known as 910 & 920 Cherokee Avenue, Nashville, TN 37207.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 902180 Instrument #: 1181129
Rec'd: 20.00 Recorded
State: 0.00 1/5/2017 at 11:05 AM
Clerk: 0.00 in Record Book
Other: 2.00 4457
Total: 22.00 Pgs 263-266

BILL GARRETT, Davidson County
Trans:T20170002887 DEEDQC
Recvd: 01/11/17 13:55 4 pgs
Fees:22.00 Taxes:0.00
20170111-0003268

Witness my hand this 27 day of December, 2016.

PG EXCHANGE 2016, LLC

By: _____
Name: Marshall T. Cook
Title: President

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Marshall T. Cook,** 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 **PG Exchange 2016, LLC**, a series of a Tennessee series limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of **PG Exchange 2016, LLC.**

WITNESS my hand and official seal at Hendersonville, Tennessee, this 27th day of December, 2016.

_____
Notary Public

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06/24/20
My Commission Expires

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $ 0.00.

_____
Affiant

Sworn to and subscribed before me this 27th day of December, 2016.

_____
Notary Public

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06/24/20
My Commission Expires

Exhibit "A"

Property Description

Certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE:
All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point which is on the south right of way line of Cherokee Avenue, at the Northwest corner of Lot 52 of the Walnut Grove Subdivision (Lot 5, Stull Tract) said point being a common corner to Lots 50 and 52 of said subdivision and on the boundary of a tract of land owned by the United States of America at the United States Army Reserve Center, Nashville, Tennessee; Thence Easterly along the South line of said Cherokee Avenue, which is along the north line of Lot 52 and subsequently along the north line of Lot 54 of said subdivision and along the boundary of said United States tract a distance of 301 feet, more or less, to a point at the intersection of the South right of way line of said Cherokee Avenue and the West right of way line of the Louisville and Nashville Railroad, said point being at the Northeast corner of Lot 54 of said subdivision; Thence Southwesterly along the West right of way line of said Louisville and Nashville Railroad which is along the East line of Lot 52 of said subdivision and along the boundary of said United States tract a distance of 401 feet, more or less to a point at the Southeast corner of Lot 54 of said subdivision and at a corner of said United States tract; Thence Westerly along the South line of Lots 54 and 52 and subsequently along the south line of Lots 50 and 48 of said subdivision, which is along the boundary of said United States tract a distance of 386 feet more or less to a point at the Southwest corner of Lot 48 of said subdivision and at a corner of said United States tract; Thence Northerly along the West line of said Lot 48, which is along the boundary of said United States tract a distance of 214.4 feet more or less to a point that lies 150 feet south of the Northwest corner of Lot 48 of said subdivision; Thence Easterly along a line 150 feet South of and parallel with the South right of way of said Cherokee Avenue and which is along the North line of Lot 48 of said subdivision and along the boundary of said United States tract a distance of 50 feet to a point which is at a corner of said United States tract; Thence Northerly along a line 50 feet East of and parallel with the West line of Lot 48 of said subdivision, which is along the boundary of said United States tract a distance of 150 feet to a point on the South right of way of said Cherokee Avenue, on the North line of Lot 48 of said subdivision and at a corner of said United States tract; Thence Easterly along the South line of said Cherokee Avenue, along the North line of Lot 48 and subsequently along the North line of Lot 50 of said subdivision which is along the boundary of said United States tract a distance of 150 feet, more or less to the point of beginning. Containing 3.67 acres or 1.49 hectares more or less and being all of Tracts I and 3 of the former United States Army Reserve Center, Nashville, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

TRACT THREE:
Parcel No. 1: Land in Davidson County, Tennessee, being the northerly 150 feet of the westerly 50 feet of Lot No. 48 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No.48 fronts 50 feet on the southerly side of Cherokee Avenue and extends back between parallel lines 150 feet to a dead line.

Parcel No. 2: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 46 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 46 fronts 50 feet on the south side of Cherokee Avenue, and runs back 364.4 feet on the east line and 361.2 feet, more or less, on the west line, to a dead line, on which it measures 50 feet thereon.

Included in the above description but expressly excluded therefrom is property condemned by the State of Tennessee, a certified copy of judgment being of record in Book 4184, Page 357, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No.46 on the Plan of Walnut Grove Subdivision of Lot No. 5 on the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for said County.

Beginning at a point in R.G. Graves' northwest property corner, said point being also in the south margin of Cherokee Avenue; thence running South 79 deg. 16' 59" East, 50 feet along Graves' northerly boundary line to a point; thence running southwest 68 feet, more or less, to a point on Graves' westerly boundary line; thence running North 10 deg. 44' East 45 feet along Graves' westerly boundary line back to the point of beginning, containing 1125 square feet.

TRACT FOUR:
Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an Iron pin set at the Northeast corner of the herein-described tract. Said beginning point being in the southerly right-of-way of Cherokee Avenue and the Northwest corner of the Eli Bennett property of record in Book 10786, Page 453, R.O.D.C.,TN; Thence, from said Point of Beginning, leaving Cherokee Avenue and running S 58 deg. 43' 25" W 67.74 feet to an iron pin set; thence continuing with Bennett S 11 deg. 09' 36" W 463.13 feet to a point on the northerly margin of Chickasaw Avenue; thence with the margin of Chickasaw N 75 deg. 58' 56" W 0.81 feet to an iron pin set; thence with a curve to the right having a radius of 25' and a long chord of 35.05' said chord having a bearing of N 31 deg.17' 00" W a distance along the curve of 38.84' to a point; thence with the margin of Cherokee avenue 25' from the centerline N 13 deg. 10' 19" E 176.35' to a point; thence continuing with said Right of Way N 13 deg. 15' 01" E 248.84' to a point; thence with a curve right having a radius of 60.23' , a chord of N 56 deg. 43' 40" E 82.89' and an arc length along said curve of 91.41' to the Point of Beginning, containing 8,579 square feet more or less.

Being the same property conveyed to PG Exchange 2016, LLC, a series of a Tennessee limited liability company, by Warranty Deed from BTD Property, LLC, a Kansas limited liability company, dated May 9, 2016, and of record as Instrument No. 20160513-0047722 in the Register's Office for Davidson County, Tennessee.