Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JBV2, LLC 100 Lenox Place Goodlettsville, Tennessee 37072	Map-Parcel No. 026-151.00	Same Address As New Owner
This instrument prepared by: David A. Rutter, 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, 100 LENOX PLACE INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantor"), by these presents hereby quitclaims to JBV2, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, an undivided ten and seven hundred forty-nine thousandths percent (10.749%) interest in the real property described in **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

The Property is improved property commonly known as 100 Lenox Place, Goodlettsville, Tennessee.

The Property is conveyed subject to the real estate taxes for the year 2017 and subsequent years, a lien, but not yet due and payable, and all matters of record.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20170009749 DEEDQC
Recvd: 02/02/17 08:55 4 pgs
Fees:22.00 Taxes:0.00
20170202-0011063

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 1st day of January, 2017.

STEPHANIE EVANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 9.10.18

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 31 day of January, 2017.

GRANTOR:

100 Lenox Place Investments, LLC

By: OPI 100 Lenox Place Manager, LLC,
Its Manager

By: Oak Point Investments, LLC,
Its Manager

By: _____
James R. Granberry,
Its Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Stephanie G Colvin, the undersigned, a Notary Public, personally appeared James R. Granberry, 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 Manager of Oak Point Investments, LLC, a Tennessee limited liability company, which is the Manager of OPI 100 Lenox Place Manager, LLC, a Tennessee limited liability company, which is the Manager of 100 Lenox Place Investments, LLC, the within named bargainor, a Tennessee limited liability, and he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31 day of January, 2017.

_____
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

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee according to a survey dated August 2, 1995 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 77-263, W.O. No. NC and being Phase One, as shown on the plan entitled "Final Plat, Section Eight, Northcreek Commons", recorded in Plat Book 9700, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing iron pin on the northeasterly right-of-way line of Conference Drive, (a 60 foot wide road), said pin being the common westerly corner of North Creek Associates, Ltd. property as recorded in Deed Book 6782, page 335, Register's Office for Davidson County, Tennessee and the Fellowship of Christian Athletes property as recorded in Deed Book 8176, page 583, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way line and with the north line of the Fellowship of Christian Athletes property, North 84°28'13" East, 38.19 feet to an iron pin set, the point of beginning of the herein described tract of land, said pin being situated on the proposed northeasterly right-of-way line of Conference Drive, (a 96 foot wide road, at this point, right-of-way width varies); thence,

1. Leaving the north line of the Fellowship of Christian Athletes property and with the proposed northeasterly right-of-way line of Conference Drive, North 26°02'17" West, 126.82 feet to an iron pin set; thence,

2. Continuing with said proposed northeasterly right-of-way line, 4.74 feet along the arc of a curve to the right that has a radius of 1131.41 feet to an iron pin set at the southerly end of the southeast return curve at the intersection of the proposed northeasterly right-of-way line of Conference Drive and the southeasterly right-of-way line of proposed Northcreek Boulevard, (a 90 foot wide road), said curve has a chord bearing and distance of North 25°55'05" West, 4.74 feet; thence

3. 233.93 feet along the arc of a return curve to the right that has a radius of 150.00 feet to a concrete monument set, said curve has a chord bearing and distance of North 18°52'48" East, 210.94 feet; thence,

4. With the southeasterly right-of-way line of proposed Northcreek Boulevard, North 63°33'30" East, 42.27 feet to a concrete monument set; thence,

5. Continuing with said proposed right-of-way line, 574.15 feet along the arc of a curve to the left that has a radius of 688.69 feet to an iron pin set, said curve has a chord bearing and distance of North 39°40'29" East, 557.67 feet; thence

6. Leaving the easterly right-of-way line of proposed Northcreek Boulevard and with new line of division thru the North Creek Associates, Ltd. property as recorded in Deed Book 6804, page 160, Register's Office for Davidson County, Tennessee, South 82°33'28" East, 288.72 feet to an iron pin set; thence,

7. Continuing with said new line of division, North 52°26'32" East, 175.00 feet to an iron pin set; thence,

8. Continuing with said new line of division South 82°33'28" East, 680.00 feet to an iron pin set; thence,

9. Continuing with said new line of division, South 55°52'45" East, 188.68 feet to an iron pin set in the westerly line of the Hanson Properties East, Inc. property as recorded in Deed Book 9246, page 432, Register's Office for Davidson County, Tennessee; thence,

10. With the westerly line of the Hanson Properties East, Inc. property South 34°07'15" West, 623.40 feet to an existing iron pin; thence,

11. With the north line of the Picadilly Apartments as recorded in Plat Book 5200, page 592, Register's Office for Davidson County, Tennessee and the aforementioned Fellowship of Christian Athletes Property, South 84°35'20" West, 827.93 feet to an existing iron pin; thence,

12. With the north line of the Fellowship of Christian Athletes property, South 84°28'13" West, 488.22 feet to the point of beginning.

Being the same property conveyed to 100 Lenox Place Investments, LLC, a Tennessee limited liability company, by deed of record in Instrument 20140902-0079565, in the Register's Office for Davidson County, Tennessee.