Prepared by and return to after recording:

Robert R. Campbell, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20170033505 DEEDQC
Recvd: 04/20/17 16:02 13 pgs
Fees:68.00 Taxes:7400.00
20170420-0039015

Address of New Owner:
225 Polk Avenue Partners, LLC
225 Polk Avenue
Nashville, TN 37203

Send Tax Bill To:
Same

Map & Parcel:
Part of 093-05-2-001.00

QUIT CLAIM 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, **Alexander King McLanahan, Craig Putnam Loomis, William S. Durfee, Elizabeth Gould Durfee, Carol King Durfee Eason, John King McLanahan Stevens, Jr., Carol Brooks Stevens Stamm, William Bradford Stevens and Anne Hawley Stevens**, individuals (hereinafter collectively called "***Grantor***"), hereby quitclaims and conveys to **225 Polk Avenue Partners, LLC**, a Tennessee limited liability company, and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "***Land***"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all oil, gas, coal, and other minerals, whether hydrocarbon or not, in, on or under or that may be produced from the Land, (iii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iv) rivers, streams, and strips and gores of land adjoining, adjacent and contiguous thereto, (v) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, (vi) all riparian rights, surface and underground water rights, and any and all other water rights pertaining to the Land, and (vii) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, and interests being collectively called the "***Property***").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 225 Polk Avenue, Nashville, TN 37203.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned have made, executed and delivered this Quitclaim Deed as of the 20 day of April, 2017.

GRANTOR:

Alexander King McLanahan.

Alexander King McLanahan

STATE OF Texas)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alexander King McLanahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 1 day of April, 2017.

MARILYN KRC
My Notary ID # 5879802
Expires November 2, 2020

Marilyn Krc
Notary Public
My Commission Expires: 11/02/2020

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

[signatures and acknowledgments continue on following pages]

Craig Putnam Loomis

STATE OF New Jersey)
COUNTY OF Mercer)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Craig Putnam Loomis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 12th day of April, 2017.

Notary for only Craig Loomis

JAYSHREE B. PATEL
Commission # 2333508
Notary Public, State of New Jersey
My Commission Expires
September 01, 2020

Jayshree Patel
Notary Public
My Commission Expires: Sept 01, 2020

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

William S. Durfee

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William S. Durfee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

[signatures and acknowledgments continue on following pages]

Craig Putnam Loomis

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Craig Putnam Loomis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

_____
Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

William S. Durfee
William S. Durfee

STATE OF New York)
COUNTY OF Erie)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William S. Durfee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 7th day of April, 2017.

Amy L Kline
Notary Public
My Commission Expires: July 22, 2018

Personally known: _____ or Produced Identification: X
Type of Identification Produced: _____ Driver's License _____ other: School ID

[signatures and acknowledgments continue on following pages]

AMY L. KLINE
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01KL6078088
QUALIFIED IN ERIE COUNTY
My Commission Expires July 22, 2018

Elizabeth Gould Durfee

Elizabeth Gould Durfee

STATE OF Colorado)
COUNTY OF Boulder)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Gould Durfee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 10 day of April, 2017.

DOMINIC M SUCHEY
Notary Public
State of Colorado
Notary ID 20144016462
My Commission Expires Apr 16, 2018

Notary Public
My Commission Expires: 04/16/2018

Personally known: No or Produced Identification: Yes
Type of Identification Produced: CO Driver's License _____ other: —

Carol King Durfee Eason

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carol King Durfee Eason, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

[signatures and acknowledgments continue on following pages]

Elizabeth Gould Durfee

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Gould Durfee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

_____
Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

Carol King Durfee Eason
Carol King Durfee Eason

STATE OF Georgia)
COUNTY OF Chatham)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carol King Durfee Eason, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 7 day of April, 2017.

EMILY ELENTENY
Notary Public, Georgia
Chathman County
My Commission Expires
March 15, 2021

_____
Notary Public
My Commission Expires: 15 March 2021

Personally known: _____ or Produced Identification: GA DL
Type of Identification Produced: GADL Driver's License exp 6/19 other: _____

[signatures and acknowledgments continue on following pages]

John King McLanahan Stevens, Jr.

STATE OF New Hampshire)
COUNTY OF Rockingham)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John King McLanahan Stevens, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 7 day of April, 2017.

DANIELLE R ELLIOTT
Notary Public - New Hampshire
My Commission Expires Dec 21, 2021

Notary Public
My Commission Expires: Dec 21, 2021

Personally known: yes or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

Carol Brooks Stevens Stamm

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carol Brooks Stevens Stamm, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

[signatures and acknowledgments continue on following pages]

John King McLanahan Stevens, Jr.

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John King McLanahan Stevens, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

Carol Brooks Stevens Stamm
Carol Brooks Stevens Stamm

STATE OF Georgia)
COUNTY OF Paulding)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carol Brooks Stevens Stamm, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 day of April, 2017.

BETTY WALKER NOTARY PUBLIC PAULDING CO., GEORGIA MY COMMISSION EXPIRES JAN 9 2018

Notary Public
My Commission Expires: 1/9/2018

Personally known: _____ or Produced Identification: K
Type of Identification Produced: _____ Driver's License K other: _____

[signatures and acknowledgments continue on following pages]

William Bradford Stevens

STATE OF MA)
COUNTY OF Suffolk)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Bradford Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 7th day of April, 2017.

COLIN G. ROY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 4, 2022

Notary Public
My Commission Expires: 3/4/2022

Personally known: Y or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

Anne Hawley Stevens

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anne Hawley Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

[signatures and acknowledgments continue on following page]

William Bradford Stevens

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Bradford Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this ____ day of April, 2017.

_____
Notary Public
My Commission Expires: _____

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ other: _____

Anne Hawley Stevens

Anne Hawley Stevens

STATE OF MA)
COUNTY OF Plymouth)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anne Hawley Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 12TH day of April, 2017.

Robert Messner

Notary Public Robert Messner
My Commission Expires: 4/23/2021

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: _____ Driver's License ✓ other: _____
MA DL # S49540685 ex 5/30/2019

[signatures and acknowledgments continue on following page]

ROBERT MESSNER
MY COMMISSION EXPIRES
APRIL 23, 2021
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

ROBERT MESSNER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
APRIL 23, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2017.

Notary Public
My Commission Expires: 10/23/2018

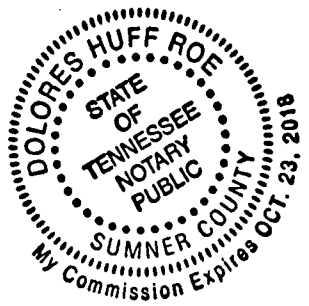


EXHIBIT A

PROPERTY DESCRIPTION

Formal Address: 225 Polk Avenue, Nashville, TN 37203

Map/Parcel: Part of 093-05-2-001.00

Description:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the easterly right-of-way line of Rosa L. Parks Avenue, 50 feet in width, and the southerly right-of-way line of Union Street, 48.5 feet in width;

Thence leaving the easterly right-of-way line of Rosa L. Parks Avenue, with the southerly right-of-way line of Union Street North 17 deg 27 min 43 sec East, 31.13 feet to a pk nail set;

Thence North 61 deg 59 min 03 sec East, 99.62 feet to a pk nail set at the intersection with the westerly right-of-way line of Polk Avenue, 50 feet in width;

Thence leaving the southerly right-of-way line of Union Street, with the westerly right-of-way line of Polk Avenue, South 27 deg 19 min 50 sec East, 100.00 feet to point;

Thence leaving the westerly right-of-way line of Polk Avenue South 61 deg 59 min 03 sec West, 121.44 feet to a point in the easterly right-of-way line of Rosa L. Parks Avenue;

Thence with the easterly right-of-way line of Rosa L. Parks Avenue, North 27 deg 24 min 34 sec West, 78.17 feet to the POINT OF BEGINNING. Containing 11,911 square feet or 0.273 acres more or less.

Being the same property conveyed to the Carnegie Library of Nashville, a Tennessee Corporation, subject to a reversionary interest, by deed from J. Craig McLanahan and wife, Katherine P. McLanahan of record in Book 274, Page 1, said Register's Office. Carnegie Library of Nashville, a Tennessee Corporation, a/k/a The Nashville Public Library of Nashville, Tennessee, has since conveyed said property to the City of Nashville, a Municipal Corporation by deed of record in Book 2992, Page 638, said Register's Office. The City of Nashville merged with Davidson County in 1962 forming the Metropolitan Government of Nashville and Davidson County, Tennessee. On June 10, 2014, Metro enacted Ordinance No. BL 2014-752, declaring said property to be surplus, triggering the reversionary interest retained in the deed of record in Book 274, Page 1, said Register's Office. J. Craig McLanahan was deceased when the reversion trigger took place. Pursuant to the terms of the orders of record as Instrument No. 20141015-0095396 and Instrument No. 20141107-0103235, said Register's Office, Alexander King McLanahan, Craig Putnam Loomis, William S. Durfee, Elizabeth Gould Durfee, Carol King Durfee Eason, John King McLanahan Stevens, Jr., Carol Brooks Stevens Stamm, William

Bradford Stevens and Anne Hawley Stevens were determined to be the only living heirs of J. Craig McLanahan when the reversion trigger took place on June 10, 2014.

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