This Instrument Prepared By:
NELSON MULLINS RILEY & SCARBOROUGH LLC
One Nashville Place
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20170062106 DEEDQC
Recvd: 07/20/17 10:47 5 pgs
Fees:27.00 Taxes:0.00
20170720-0073305

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
CBR Eugenia Avenue, LLC Attn: Michael W. Hayes 2720 Eugenia Avenue Nashville, TN 37211	New Owner	118-12-0-039.00 118-12-0-017.00 118-12-0-014.00 118-12-0-015.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **C.B. RAGLAND COMPANY**, a Tennessee corporation ("Grantor"), does hereby quitclaim and convey unto **CBR EUGENIA AVENUE, LLC,** a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following parcels of real estate more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"), which is improved real property located at 0 Eugenia Avenue, 2706 Eugenia Avenue, 2710 Eugenia Avenue, and 2712 Eugenia Avenue, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This instrument may be executed in counterparts.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, dated and effective as of the 19th day of July, 2017.

GRANTOR:

C.B. RAGLAND COMPANY, a Tennessee corporation

By: _____
Name: Michael W. Hayes
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Michael W. Hayes, 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 C.B. Ragland Company, the within named bargainor, and that he as such president, executed the foregoing instrument for the purpose therein contained by signing his name as president.

Witness my hand, at office, this 18th day of July, 2017.

_____
NOTARY PUBLIC

My Commission Expires: August 20, 2019

[SEAL]
TAMMY RHOADES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 18th day of July, 2017.

NOTARY PUBLIC

My Commission Expires:

August 20, 2019

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Map 118-12 Parcels 14, 15, 17, and 39

Being a parcel of land located in the 17th Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, located on the north side of Thompson Lane, east side of Eugenia Avenue, south side of Cruzen Street, and along the west side of the CSX Transportation Railroad property, said parcel being part of the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park of record in Book 24, Page 188, being Lot 1 of C. B. Ragland's One Lot Subdivision of record in Instrument No. 20100218-0012424, being Lot
1 and Lot 2 of C. B. Ragland's Two Lot Subdivision of record in Instrument No. 20090219-0014629, Register's Office for Davidson County, Tennessee, being more particularly described together as follows:

BEGINNING at an old iron rod on the easterly right of way of Eugenia Avenue, said iron rod being the northwest corner of Health Properties Investments, Inc. of record in Instrument No. 20130327-0030233, R.O.D.C., same being the southwesterly corner of the herein described property;

THENCE, with said right of way the following calls:
N 03° 50' 54" E, 384.47 feet to a new iron rod,

N 02° 41' 27" E, 254.91 feet to a new iron rod being the southwest corner of Lot 224, of the aforementioned Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park;

THENCE, leaving said right of way with Lot 224 S 86° 51' 41" E, 157.50 feet to a new iron rod;

THENCE, with Lot 224, Lot 223 and Lot 222 N 02° 41' 27" E, 150.00 feet to a new iron rod on the south right of way line of Cruzen Street, having a 50-foot wide right of way, said iron rod being the northeast corner of Lot 222;

THENCE, leaving Lot 222 with said southerly right of way the following calls:
S 86° 51' 41" E, 296.82 feet to a new iron rod,

With a curve to the left having a central angle of 24° 45' 28", a radius of 275.00 feet, a chord of N 80° 45' 35" E, 117.91 feet for an arc length of 118.83 feet to a new iron rod being a common corner with Bellsouth Telecommunications, Inc. of record in Instrument No. 20090223-0015520, R.O.D.C.;

THENCE, leaving said right of way with Bellsouth Telecommunications, Inc. the following calls:

S 81° 39' 55" E, 91.24 feet to an old concrete monument,

N 20° 22' 11" E, 84.40 feet to a new iron rod,

N 19° 59' 17" E, 8.10 feet to a new iron rod;

N 50° 51' 09" W, 13.51 feet to a new iron rod on the aforementioned southerly right of way of Cruzen Street;

THENCE, along said right of way with a curve to the left, having a central angle of 12° 07' 29", a radius of 275.00 feet, a chord of N 33° 05' 11" E, 58.09 feet for an arc length of 58.19 feet to a new iron rod on the west right of way line of CSX Transportation Railroad;

THENCE, leaving Cruzen Street with said CSX Transportation Railroad property S 03° 31' 21" W, 1,017.99 feet to a new iron rod being the northeast corner of Lot 1, C.B. Ragland's One Lot Subdivision of record in Instrument No. 20100218-0012424, R.O.D.C., TN;

THENCE, leaving CSX with the northerly line of said Lot 1 the following calls:
N 86° 47' 01" W, 290.59 feet to a new iron rod,

S 03° 19' 03" W, 16.34 feet to a new iron rod being the northeast corner of Lot 1, C.B. Ragland's Two Lot Subdivision of record in Instrument No. 20090219-0014629, R.O.D.C., TN;

THENCE, with same N 82° 26' 14" W, 149.80 feet to an old iron rod on the east line of Lot 2, C.B.
Ragland's Two Lot Subdivision;

THENCE, leaving Lot 1 with Lot 2 the following calls:
N 03° 24' 48" E, 14.85 feet to a new iron rod,

N 86° 50' 09" W, 141.14 feet to the northwest corner of said Lot 2 and on the east line of the aforementioned Health Properties Investments, Inc.;

THENCE, with said Health Properties Investments, Inc. the following calls:
N 03° 24' 36" E, 45.93 feet to a new iron rod,

N 82° 47' 24" W, 120.00 feet to the **POINT OF BEGINNING**.

Containing 575,042 Square Feet or 13.20 Acres, more or less.

Being the same property conveyed to C.B. Ragland Company by deed of record in instrument number 20080109-0002545 in the Register's Office of Davidson County, Tennessee.