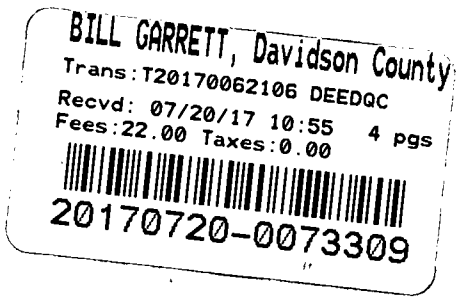
This Instrument Prepared By:
NELSON MULLINS RILEY & SCARBOROUGH LLC
One Nashville Place
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219



QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
CBR 300 2nd Avenue, LLC Attn: Michael W. Hayes 2720 Eugenia Avenue Nashville, TN 37211	New Owner	093-06-0-039.00 093-06-0-040.00

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 300 2ND 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 101 and 105 Molloy Street and 300 2nd Avenue South, 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

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

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/PARCEL NOS. 093-060-039.00 & 093-060-040.00

Being a parcel of land located in the Central Business District, 19th Councilmanic District of Nashville, Davidson County, Tennessee, being located along the south side of Molloy Street, along the west side of 1st Avenue South, along the north side of Korean Veterans Boulevard and along the east side of 2nd Avenue South, and being more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way of Molloy Street and the easterly right-of-way of 2nd Avenue South;

THENCE, with the southerly right-of-way of Molloy Street, N 62°40' 13" E, 198.00 feet to the westerly right-of-way of 1st Avenue South;

THENCE, with the westerly right-of-way of 1st Avenue South S 27°03' 43" E, 295.00 feet to the northerly right-of-way of Korean Veterans Boulevard;

THENCE, with the northerly right-of-way of Korean Veterans Boulevard the following calls:

S 62°40' 13" W, 99.00 feet,
S 27°03' 43" E, 2.00 feet,
S 62°40' 13" W, 98.75 feet to the easterly right-of-way of 2nd Avenue South;

THENCE, with the easterly right-of-way of 2nd Avenue South, N 27°06' 37" W, 297.00 feet to the **POINT OF BEGINNING**.

Containing 58,571 square feet or 1.34 acres, more or less.

Being a portion of the same property conveyed to C.B. Ragland Company, a Tennessee corporation, by Quitclaim Deed of record in Instrument No. ~~20080109002545~~ *20080109-0002545 in the Register's Office for Davidson County, Tennessee.