Address New Owner:	Map Parcel and Transaction #:	Send Tax Bills To:
WB Bass Acquisition Corporation 6304 Laurelwood Drive Brentwood, TN 37027	Portion of Parcel 132-08-0-005.00	WB Bass Acquisition Corporation 6304 Laurelwood Drive Brentwood, TN 37027
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED
Trans # 16-08-013

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 all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **WB BASS ACQUISITION CORPORATION,** A TENNESSEE FOR PROFIT CORPORATION ("Grantee"), Grantee's successors and assigns, any interest in the real property located on Powell Avenue, Nashville, Davidson County, TN 37214, which is more particularly described in Exhibit A and depicted on Exhibit B (the "Property").

Being a portion of and all of the remaining property conveyed to the STATE OF TENNESSEE by Deed from United States of America, of record in Book 1731 Page 533, Register's Office for Davidson County, Tennessee dated 08/01/1949.

This is unimproved property located in Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $675,000.00

David Maxwell
Affiant

Subscribed and sworn to before me this 31st day of May, 2017.

Vickie Medley
Notary Public
My Commission Expires: 2-21-18

BILL GARRETT, Davidson County
Trans:T20170062220 DEEDQC
Recvd: 07/20/17 11:57 4 pgs
Fees:23.00 Taxes:2497.50
20170720-0073408

VICKIE MEDLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PUTNAM

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of July, 2017.

GRANTOR:

STATE OF TENNESSEE

By: _____
Robert E. Oglesby, Commissioner
Department of General Services

APPROVED:

_____
Herbert H. Slatery III, Attorney General and Reporter

_____
Bill Haslam, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Robert E. Oglesby, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of the Department of General Services, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office this the 2nd day of June, 2017.

_____
Notary Public

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 3, 2020

Exhibit A

Beginning in the westerly right of way of Powell Avenue at a southeasterly corner of Mitsui-Soko (U.S.A.), Inc. property of record as Instrument No. 20080729-0077647, R.O.D.C., said beginning point having Tennessee State Plane Coordinate (NAD 83) values of North 643,357.24, East 1,743,915.88 and being a northeasterly corner of the subject tract.

Thence with said right of way South 24 degrees 31 minutes 13 seconds East, 257.57 feet;

Thence with a new severance line as follows:

South 65 degrees 32 minutes 46 seconds West, 257.55 feet to an iron rod; South

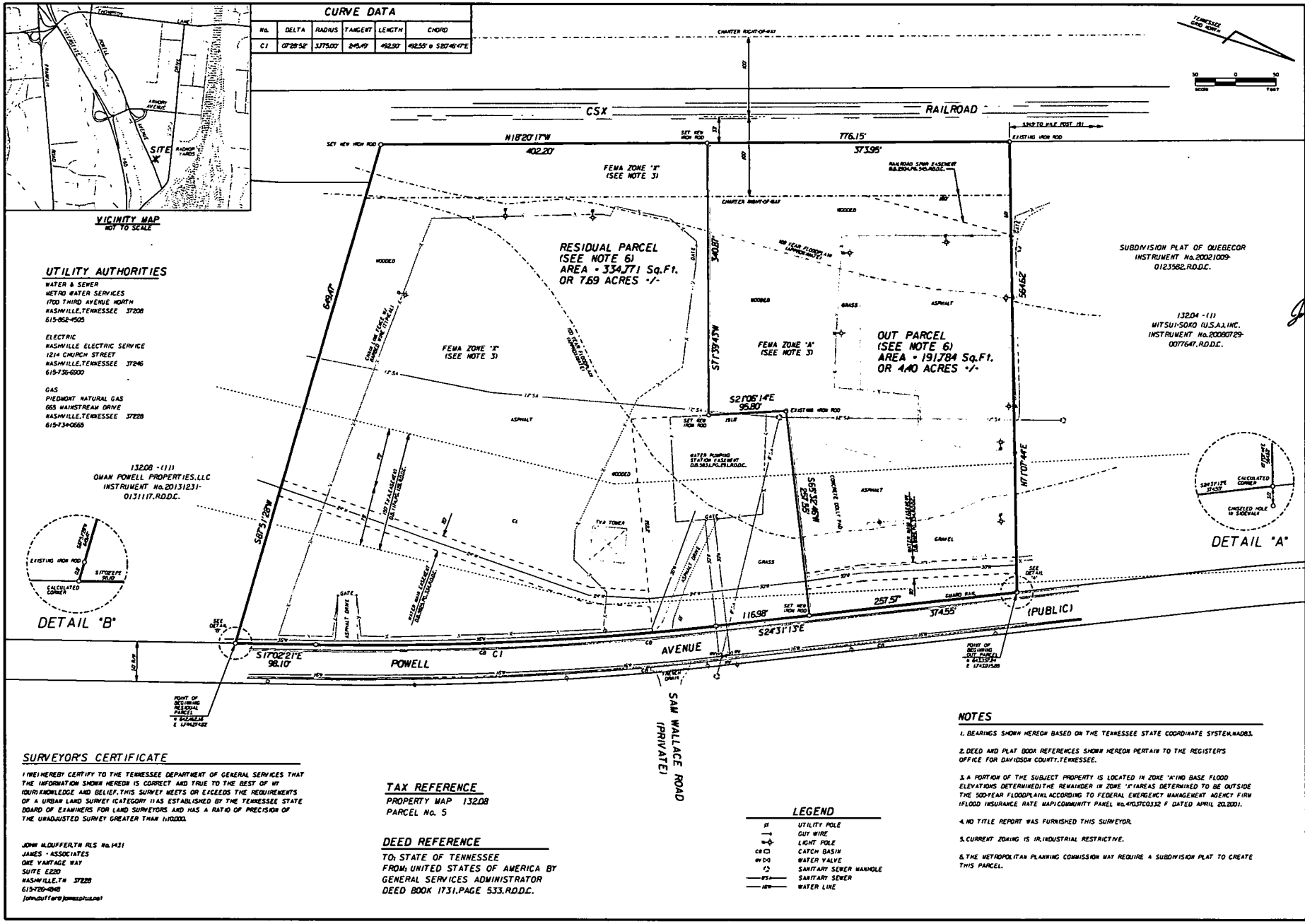
21 degrees 06 minutes 14 seconds East, 95.80 feet;

South 71 degrees 39 minutes 43 seconds West, 340.87 feet to the easterly right of way of CSX Railroad;

Thence with said easterly right of way North 18 degrees 20 minutes 17 seconds West, 373.95 feet to an iron rod at a southwesterly corner of the previously mentioned Mitsui-Soko (U.S.A.) property;

Thence with the southerly boundary of said property North 71 degrees 07 minutes 44 seconds East, passing a chiseled hole in sidewalk at 561.62 feet and continuing on, in all, 564.62 feet to the beginning.

Containing 191,784 Square Feet or 4.40 Acres, more or less, and being part of property conveyed to the State Of Tennessee by deed from the United States Of America, acting by and through the General Services Administration of record in Deed Book 1731, Page 533, R.O.D.C..


CURVE DATA
No. | DELTA | RADIUS | TANGENT | LENGTH | CHORD
C1 | 07°28'52" | 3775.00' | 245.49 | 492.50' | 492.55' @ S20°46'47"E
VICINITY MAP
NOT TO SCALE
SITE
CSX RAILROAD
CHARTER RIGHT-OF-WAY
N18°20'17"W 402.20'
776.15'
373.95'
SET 1/2" IRON ROD
EXISTING IRON ROD
FEMA ZONE "X" (SEE NOTE 3)
RESIDUAL PARCEL (SEE NOTE 6) AREA = 334,771 Sq.Ft. OR 7.69 ACRES +/-
OUT PARCEL (SEE NOTE 6) AREA = 191,784 Sq.Ft. OR 4.40 ACRES +/-
FEMA ZONE "A" (SEE NOTE 3)
100 YEAR FLOODPLAIN ELEVATION 418
RAILROAD SPUR EASEMENT D.B.1804,PG.340,R.O.D.C.
WATER PUMPING STATION EASEMENT D.B.5631,PG.791,R.O.D.C.
WATER MAIN EASEMENT D.B.5631,PG.791,R.O.D.C.
10' TAX EASEMENT D.B.1731,PG.533,R.O.D.C.
S21°06'14"E 95.80'
S71°39'45"W 340.87'
S68°31'28"W 648.47'
N17°07'44"E 564.62'
S25°25'55"W 257.55'
257.57'
374.55'
116.98'
S24°31'13"E
S17°02'21"E 98.10'
POWELL AVENUE (PUBLIC)
SAM WALLACE ROAD (PRIVATE)
SUBDIVISION PLAT OF QUEBECOR INSTRUMENT No.20021009-0123582,R.O.D.C.
132.04 - (1) MITSUI-SOKO (U.S.A.),INC. INSTRUMENT No.20080729-0077647,R.O.D.C.
132.08 - (1) OWAN POWELL PROPERTIES,LLC INSTRUMENT No.20131231-0131117,R.O.D.C.
DETAIL "A"
DETAIL "B"
UTILITY AUTHORITIES
WATER & SEWER
METRO WATER SERVICES
1700 THIRD AVENUE NORTH
NASHVILLE,TENNESSEE 37208
615-862-4505
ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE,TENNESSEE 37246
615-736-6900
GAS
PIEDMONT NATURAL GAS
665 MAINSTREAM DRIVE
NASHVILLE,TENNESSEE 37228
615-734-0665
SURVEYOR'S CERTIFICATE
I (WE) HEREBY CERTIFY TO THE TENNESSEE DEPARTMENT OF GENERAL SERVICES THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TRUE TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A URBAN LAND SURVEY (CATEGORY 1) AS ESTABLISHED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND HAS A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000.
JOHN W. DUFFER,TN RLS No.1431
JAMES - ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE,TN 37228
615-726-4948
johnduffer@jamesplus.net
TAX REFERENCE
PROPERTY MAP 132.08
PARCEL No. 5
DEED REFERENCE
TO: STATE OF TENNESSEE
FROM: UNITED STATES OF AMERICA BY GENERAL SERVICES ADMINISTRATOR
DEED BOOK 1731,PAGE 533,R.O.D.C.
LEGEND
UTILITY POLE
GUY WIRE
LIGHT POLE
CATCH BASIN
WATER VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER
WATER LINE
NOTES
1. BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE COORDINATE SYSTEM,NAD83.
2. DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.
3. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) THE REMAINDER IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No.47037C0332 F DATED APRIL 20,2001).
4. NO TITLE REPORT WAS FURNISHED THIS SURVEYOR.
5. CURRENT ZONING IS IR, INDUSTRIAL RESTRICTIVE.
6. THE METROPOLITAN PLANNING COMMISSION MAY REQUIRE A SUBDIVISION PLAT TO CREATE THIS PARCEL.
JA James + Associates, Inc.
Engineers Planners and Computer Application
JOHN W. DUFFER
REGISTERED LAND SURVEYOR
No. 1431
STATE OF TENNESSEE
03/06/17
CATEGORY 1 BOUNDARY SURVEY
TRANSACTION NUMBER 16-08-013
STATE OF TENNESSEE PROPERTY
POWELL AVENUE NEAR SIDCO DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
DR. | CHK. | DATE | DESCRIPTION
JMD | JMD | 02/17/17 | PRELIMINARY ISSUE
JMD | JMD | 03/06/17 | ISSUE SURVEY
FILE No. 1681-06
Exhibit B
Page 4 of 4