Address New Owner:	Map Parcel and Transaction #:	Send Tax Bills To:
450-460 Bidco, LLC 1209 Orange St. Wilmington, DE 19801	093-02-005.00 093-02-004.00	450-460 Bidco, LLC 1209 Orange St. Wilmington, DE 19801
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED
Transaction 15-06-006

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 **450-460 BIDCO, LLC,** A DELAWARE LIMITED LIABILITY COMPANY ("Grantee"), Grantee's successors and assigns, any interest in the real property as more particularly described in Exhibit A and depicted in Exhibit B. (the "Property").

Being the property conveyed to the STATE OF TENNESSEE as recorded in Book 6754 Page 831 and Book 5737 Page 901, Register's Office for Davidson County, Tennessee.

This is improved property located at 450-460 James Robertson Parkway Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $8,925,000.00

Daniel Maxwell
Affiant

Subscribed and sworn to before me this 11th day of July, 2017.

Vickie Medley
Notary Public
My Commission Expires: 2-24-18

VICKIE MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

BILL GARRETT, Davidson County
Trans:T20170068828 DEEDQC
Recvd: 08/09/17 11:00 4 pgs
Fees:23.00 Taxes:33022.50
20170809-0081549

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th 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 11th day of July, 2017.

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

_____
Notary Public

My Commission Expires: March 3, 2020

Exhibit A

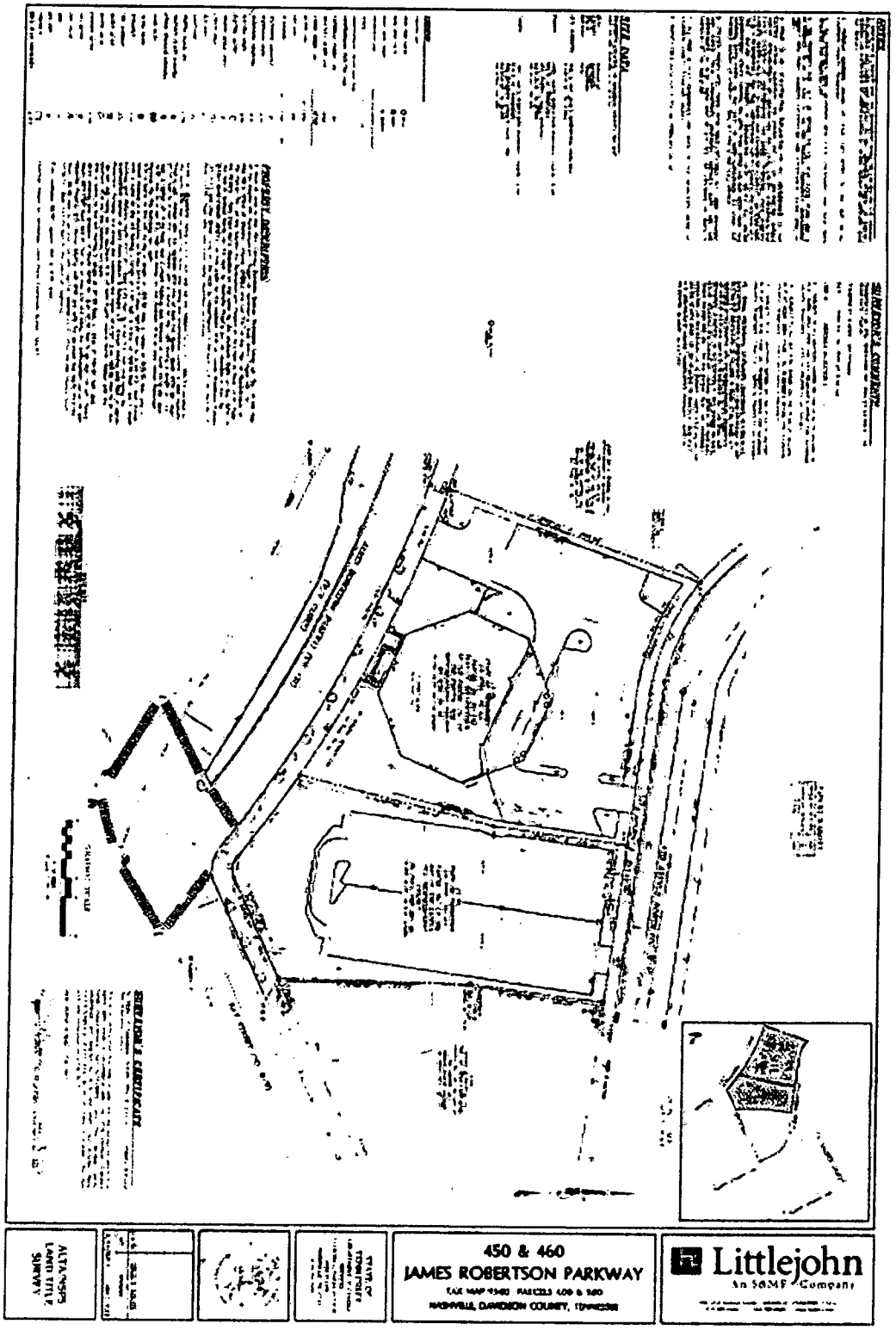
A tract of land in the 19th District, Davidson County, Tennessee being Lot "Da" of the Map of the Capitol Hill Redevelopment Project as recorded in Book 2663, Pages 120-121, Register's Office of Davidson County (RODC) and Lot "Db" of the Plan of Resubdivision of the Parcel "Db" of the Capitol Hill Redevelopment Project as recorded in Book 3106, Page 46 (RODC). Said tract being bounded on the north by the southern Right-of-Way (ROW) of the Fourth Avenue North, on the east by Nashville PropCo LLC as recorded in Inst. No. 20141120-0106985 (RODC), on the south by the northern ROW of James Robertson Parkway (US-431) and Gay Street, and on the west by NewsChannel 5 Network, L.P. as recorded in Book 11276, Page 929, said tract being described as follows:

POINT OF BEGINNING being a 1/2" iron rod old (N: 668950.72, E: 1737785.30) located on the north ROW line of said Gay Street and being the southwestern corner of said Nashville PropCo, LLC; thence with the northern ROW line of said Gay Street, South 65°21'00" West 85.72 feet to a set P.K. Nail; thence with a curve to the right having a length of 17.61 feet, a radius of 15.00 feet, and a chord bearing and distance of North 81°00'29" West 16.62 feet to a set P.K. Nail and being on the northern ROW of said James Robertson Parkway for the following two calls:
With a curve to the left having a length of 329.56 feet, a radius of 955.00 feet, and a chord bearing and distance of North 61°04'43" West 327.93 feet to a set P.K. Nail; thence with a curve to the left having a length of 1.65 feet, a radius of 703.00 feet, and a chord bearing and distance North 72°11'01" West 1.65 feet to a set P.K. Nail and being the southeastern corner of said NewsChannel 5 Network, L.P.; thence leaving said ROW of James Robertson Parkway and along the common line North 19°42'00" East 208.92 feet to an iron rod set and being on the southern ROW of said Fourth Avenue North; thence with the southern ROW for the following two calls:
With a curve to the left having a length of 97.02 feet, a radius of 180.00 feet, and a chord bearing and distance of South 66°46'32" East 95.85 feet to an iron rod set; thence South 82°13'00" East 243.40 feet to an iron rod and being the northwestern corner of said Nashville PropCo, LLC; thence leaving said ROW and with the common line South 07°31'09" West 105.08 feet to an iron rod with cap (N: 669098.41, E: 1737788.28); thence South 01°09'31" West 147.73 feet to the point of beginning.

Tract contains 89,321 square feet or 2.05 acres.

Bearings based on Tennessee State Plane Coordinate System (NAD83).

Exhibit B


450 & 460
JAMES ROBERTSON PARKWAY
Littlejohn
An SGMF Company