| New Owner | Map/Parcel | Mail Tax Bill: |
|---|---|---|
| State of Tennessee<br>312 Rosa Parks Avenue<br>Tennessee Tower, 24th Floor<br>Nashville, TN 37243-0299 | 03409016000<br>03409003600<br>03409003500<br>03409003300<br>03409016700 | Tax Exempt |
| This instrument prepared by: Eric M. Bowen<br>153 Treeline Park, Suite 300, San Antonio, TX 78209 | | |

# QUITCLAIM DEED

Transaction Number 16-11-003

FOR AND IN CONSIDERATION of the sum of $1.00, JG TENNESSEE REALTY, L.P., a Tennessee limited partnership ("Grantor"), hereby quitclaims to the STATE OF TENNESSEE ("Grantee"), all of Grantor's right, title and interest in and to the real property described on Exhibit A and Exhibit B, attached hereto and incorporated herein for all purposes (the "Property").

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY PRIOR USE OF THE PROPERTY OR THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

The Property is improved real property commonly known as 1500, 1504, 1514 and 1520 Gallatin Pike, and 121 West Monticello Avenue, Nashville, Davidson County, Tennessee 37115.

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration received for this conveyance is $0.00.

Affiant

Subscribed and sworn to before me on this 21st day of August 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public
Commission Expires:

BILL GARRETT, Davidson County
Trans: T20170072355 DEEDQC
Recvd: 08/21/17 14:22 4 pgs
Fees: 22.00 Taxes: 0.00
20170821-0085658

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 18th day of August 2017, to be effective the 18 day of August 2017.

JG TENNESSEE REALTY, L.P.,
a Tennessee limited partnership

By: JG Auto Group, Inc.,
its General Partner

By: _____
Name: Michael J. Avellar
Title: Vice President

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Michael J. Avellar, the Vice President of JG Auto Group, Inc., the General Partner of JG Tennessee Realty, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

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

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2018

_____
Notary Public
Commission Expires: 6-20-2018

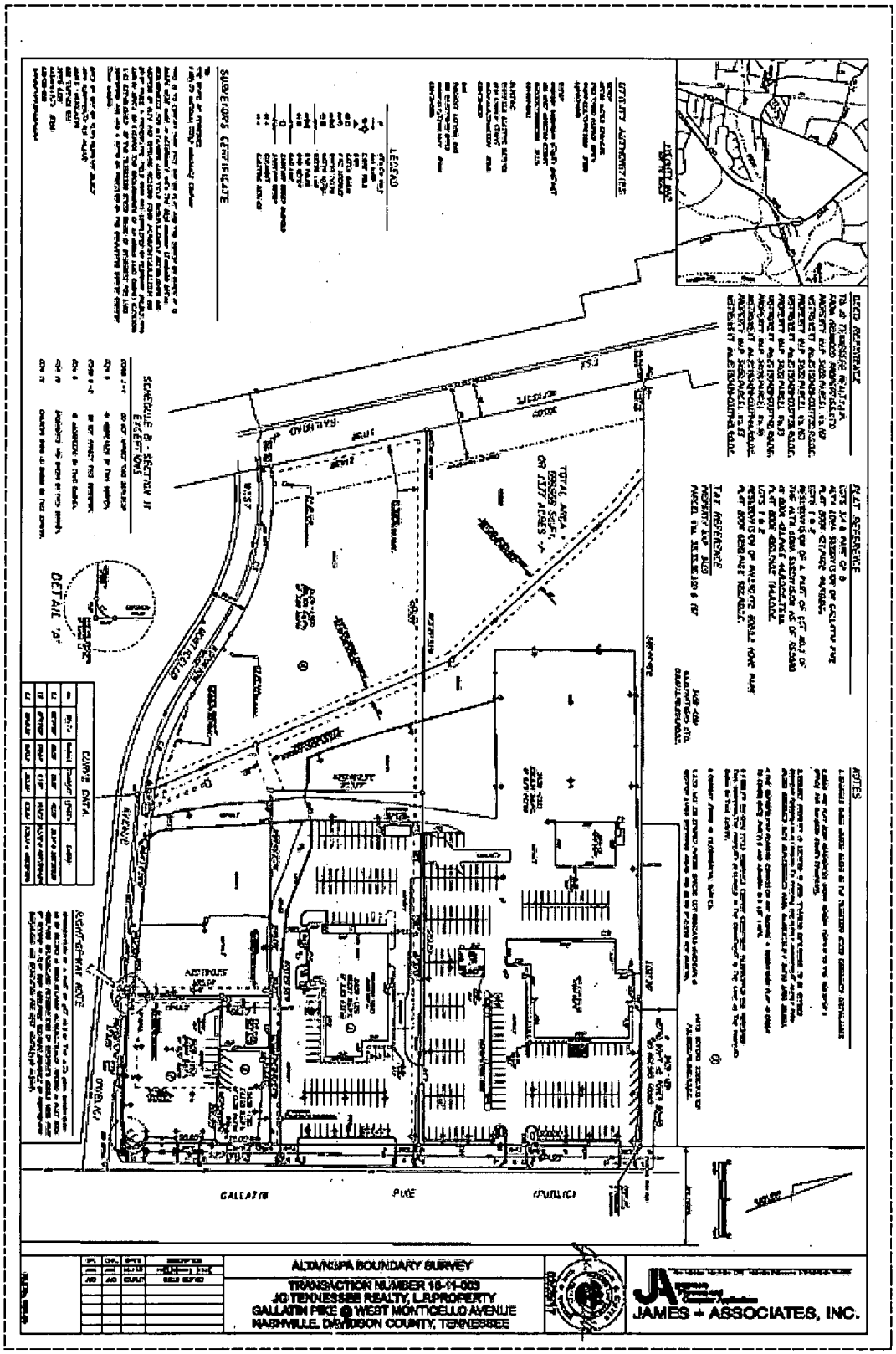
EXHIBIT A
Transaction Number 16-11-003
PROPERTY DESCRIPTION

Land located in the tenth councilmanic district of Davidson County, Tennessee on Gallatin Pike at West Monticello Avenue and being more particularly described as follows:

Beginning at an iron rod in the westerly right of way of Gallatin Pike at a southeasterly corner of Metropolitan Government NE Power Board property (no record found), said iron rod having Tennessee State Plane Coordinate (NAD 83) values of North 712,511.85, East 1,760,782.06 and being a northeasterly corner of the subject tract.
Thence with said right of way as follows:
South 20 degrees 19 minutes 03 seconds West, 674.95 feet;
Southwesterly with a curve to the right 40.39 feet to the northerly right of way of West Monticello Avenue, said curve having a radius of 25.00 feet, a central angle of 92 degrees 34 minutes 00 seconds and a chord of 36.14 feet at South 66 degrees 36 minutes 03 seconds West;
Thence with said right of way of West Monticello Avenue as follows:
North 67 degrees 06 minutes 57 seconds West, 173.85 feet;
North 20 degrees 19 minutes 03 seconds East, 5.89 feet;
North 64 degrees 11 minutes 39 seconds West, 252.14 feet;
Northwesterly with a curve to the right 163.23 feet, said curve having a radius of 345.64 feet, a central angle of 27 degrees 03 minutes 29 seconds and a chord of 161.72 feet at North 50 degrees 39 minutes 54.5 seconds West;
North 37 degrees 08 minutes 10 seconds West, 95.62 feet;
Northwesterly with a curve to the left 236.64 feet to the easterly right of way of CSX Railroad, said curve having a radius of 347.91 feet, a central angle of 38 degrees 58 minutes 18 seconds and a chord of 232.11 feet at North 56 degrees 37 minutes 19 seconds West;
Thence with said easterly right of way North 07 degrees 13 minutes 01 seconds East, passing an iron pipe at 214.88 feet and continuing on, in all, 517.88 feet to a southwesterly corner of M.E.B. Partners, Ltd. Property of record in Deed Book 6771, Page 254, R.O.D.C.;
Thence with the southerly boundary of said M.E.B. Partners property and the previously mentioned Metropolitan Government NE Power Board property South 69 degrees 44 minutes 46 seconds East, passing an iron rod at 0.20 feet and continuing on, in all, 1,027.96 feet to the beginning.

Containing 599,958 Square Feet or 13.77 Acres, more or less, and being property conveyed to JG Tennessee Realty, L.P. by deeds from Ironwood Partners, Ltd. of record as Instrument Nos. 20150428-0037730, 20150428-0037736, 20150428-0037742, 20150428-0037744 and 20150428-003748, R.O.D.C.

EXHIBIT B
Transaction Number 16-11-003
PROPERTY SURVEY




Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212