OWNER/RESPONSIBLE TAX PAYER:
WG Holdings TN, LLC
484 Norton Creek Road
Gatlinburg, TN 37738

THIS INSTRUMENT PREPARED BY:
K. Ray Pinkstaff, Attorney
8858 Cedar Springs Lane
PO Box 31408
Knoxville, TN 37930

BILL GARRETT, Davidson County
Trans:T20170072393 DEEDQC
Recvd: 08/21/17 15:05 5 pgs
Fees:27.00 Taxes:0.00
20170821-0085729

Tax I.D. No.:120-00-0-155.00
120-00-0-148.00

QUITCLAIM DEED

THIS INDENTURE, made this 10 day of August, 2017, between

Earl S. Worsham

of Sevier County, in the State of Tennessee, of the first part, and

WG Holdings TN, LLC

a limited liability company organized and existing under the laws of the State of Tennessee, located in Sevier County, Tennessee, of the second part.

WITNESSETH:

That the said First Party, for and in consideration of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and quit claimed and does hereby bargain, sell, remise, release and quit claim unto said Second Party certain real property described in Exhibit A and Exhibit B attached hereto, which Exhibit A and Exhibit B are incorporated herein by reference as fully as though copied herein.

Exhibit A is the same as Tract 1 and Tract 2 of the previous deed of record, no boundary survey having been made at the time of this conveyance. Preparer makes no representation as to the accuracy of description without being provided a current survey.

Exhibit B is the same as the Encumbrances of the previous deed of record, no boundary survey having been made at the time of this conveyance. Preparer makes no representation as to the accuracy of description without being provided a current survey.

BEING the same property conveyed to Earl S. Worsham by Special Warranty Deed dated December 22, 2016, from IR-Airways Plaza, LLC, a Delaware limited liability company, and recorded as Instrument No. 20161222-0135012 in the Register's Office of Davidson County, Tennessee.

and all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, masculine or feminine gender, as the case may demand.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION WHATSOEVER AS TO THE STATUS OF TITLE. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand the day and year first above written.

Earl S. Worsham

STATE OF Tennessee)
)
COUNTY OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Earl S. Worsham**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at this office this 10 day of August, 2017.

STEPHANIE T. WHITE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My Commission Expires: 08/04/19

I hereby swear or affirm that the true value of this transfer is $ -0-.

Affiant

Sworn to and subscribed before me this 10 day of August, 2017.

STEPHANIE T. WHITE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My Commission Expires: 08/04/19

Exhibit A

Legal Description

TRACT I & II:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN ON THE WESTERLY MARGIN OF MCGAVOCK PIKE (60 FOOT R.O.W.) THAT IS SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 129.32 FEET FROM THE SOUTHERLY AND OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF MCGAVOCK PIKE AND MURFREESBORO PIKE, U.S. HIGHWAY 41 (R.O.W. VARIES); SAID IRON PIN ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND DEEDED TO JAMES ALVIN CROSSMAN AS OF RECORD IN DEED BOOK 7769, PAGE 788, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO THE POINT OF BEGINNING; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF MCGAVOCK PIKE, SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 278.83 FEET TO AN IRON PIN; THENCE WITH A 924.93 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.48 FEET TO A 5/8" REBAR; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 25 MINUTES 52 SECONDS WEST 120.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 72 DEGREES 36 MINUTES 49 SECONDS WEST 541.02 FEET TO A WITNESS MAGNAIL (LOCATED NORTH 19 DEGREES 20 MINUTES 00 SECONDS WEST OF TRUE CORNER) WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (120 FOOT R.O.W.), NORTH 18 DEGREES 00 MINUTES 45 SECONDS EAST 80.54 FEET; THENCE CONTINUING ALONG SAID C.S.X RAILROAD RIGHT-OF-WAY, NORTH 18 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 577.81 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE; THENCE SOUTHEASTWARDLY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, HAVING A 4093.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 373.65 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 54 MINUTES 36 SECONDS EAST 373.52 FEET; THENCE WITH AN OFF-SET IN SAID RIGHT-OF-WAY LINE, NORTH 29 DEGREES 34 MINUTES 38 SECONDS EAST 19.25 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT; THENCE SOUTHEASTWARDLY WITH SAID RIGHT- OF-WAY LINE, HAVING A 4073.09 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.75 FEET TO AN EXISTING IRON PIN AT THE NORTHWESTERLY PROPERTY CORNER OF THE JAMES ALVIN CROSSMAN TRACT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 33 MINUTES 56 SECONDS EAST 30.75 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, WITH THE WESTERLY PROPERTY LINE OF THE JAMES ALVIN CROSSMAN TRACT, SOUTH 17 DEGREES 27 MINUTES 44 SECONDS WEST 149.72 FEET TO AN EXISTING IRON PIN AT THE SOUTHWESTERLY PROPERTY CORNER OF THE CROSSMAN TRACT; THENCE WITH THE SOUTHERLY PROPERTY LINE OF THE CROSSMAN TRACT, SOUTH 61 DEGREES 51 MINUTES 54 SECONDS EAST 150.01 FEET TO THE POINT OF BEGINNING.

Exhibit B

Encumbrances

1. The facts and other matters that would be shown on an accurate ALTA/ACSM Land Title Survey of the real property conveyed in this deed (the "Property").

2. All facts, matters and encumbrances relating to the Property disclosed in public records, but excluding any encumbrances, if any, that Grantor agreed in writing to release, remove, cure or discharge.

3. All statutes, ordinances, rules, regulations, codes, directives and laws of any of the various federal, state, county, parish and municipal governmental and quasi-governmental bodies or agencies having jurisdiction over the Property or any portions thereof (each an "Authority" and collectively, the "Authorities"), and any binding written interpretations, binding written policies and binding written decisions relating thereto, and any amendments, modifications and supplements thereof, including without limitation, any and all zoning ordinances and statutes, building codes, rules and regulations, and environmental laws, now or hereafter applicable to the Property or any portions thereof, or the use, ownership, occupancy or operation of the Property or any portions thereof (collectively, "Governmental Regulations").

4. The liens of real property taxes, business improvement district, special and other assessments, water and sewer rents charged by Authorities, ad valorem taxes, personal property taxes and similar charges (collectively, "Taxes"), not yet due and payable.

5. The leases and any subleases, licenses or other occupancies by or through the leases, and the rights of tenants under the leases and any other parties in possession pursuant to any subleases, licenses or other occupancy agreements by or through the leases, as tenants only.

6. Notes or notices of violations of Governmental Regulations issued by any Authorities with respect to the Property and any conditions which could give rise to the issuance of any such note or notice, any liens as a consequence of any actions taken by any Authority in connection with any such notes, notices or conditions and the liens of any fines or penalties relating thereto.

7. Financing statements filed more than five (5) years prior to the date of the execution and delivery of this deed by Grantor and not renewed, or filed against property or equipment owned or leased by tenants or other occupants of the Property, or relating to mortgages which have been satisfied of record.

8. Rights of utility companies to lay, maintain, install and repair pipes, lines, poles, conduits, cable boxes and related equipment on, over and under the Properties, provided such rights do not materially and adversely affect the ability of the Improvements to be used for their respective current uses.

9. Encroachments of stoops, areas, cellar steps, trim cornices, lintels, window sills, awnings, canopies, ledges, fences, hedges, coping and retaining walls projecting from the improvements

on the Property over any street or highway or over any adjoining property, encroachments from any adjoining property onto the Property and any party walls and rights deriving therefrom, provided such matters do not materially and adversely affect the ability of the improvements to be used for their respective current uses.

10. Revocability or lack of right to maintain vaults, coal chutes, excavations or sub-surface equipment beyond the record lines of the Property.

11. Mechanics' liens, materialman's liens, artisan's liens, and any other encumbrances, if any, which are required to be removed or bonded by a tenant at the Property.

12. Instruments that sever, reserve and/or transfer any mineral rights.

13. Restrictions contained in deed of record in Book 2796, page 616, in the Register's Office for Davidson County, Tennessee.

14. Restrictive Covenants of record in Book 3218, page 155, and Book 4052, page 444, in the Register's Office for Davidson County, Tennessee.

15. Easements of record in Book 3498, page 176, Book 3499, page 112, and Book 4184, page 753, in the Register's Office for Davidson County, Tennessee.

16. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4403, page 218, in the Register's Office for Davidson County, Tennessee.

17. Rights of the Railroad Company to expand its right of way to its full charter width.