Instrument Prepared by:
S.P. LaViña
Barnes & Thornburg LLP
2029 Century Park East, 3rd Floor
Los Angeles, CA 90067

Bill Garrett Davidson County
Batch# 2002 DEEDQC
09/18/2017 03:29:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20170918-0095490

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To |
|---|---|
| 1901 Murfreesboro Pike, L.P.<br>c/o Emma Capital Properties, Inc.<br>Yonge Eglinton Centre<br>2300 Yonge Street, Suite 1600<br>Toronto, ON, Canada M4P 1E4 | 1901 Murfreesboro Pike, L.P.<br>c/o Emma Capital Properties, Inc.<br>Yonge Eglinton Centre<br>2300 Yonge Street, Suite 1600<br>Toronto, ON, Canada M4P 1E4 |
| Map & Parcel No.: 13500036700 | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, SUMMIT CANTERCHASE I, LLC, a Delaware limited liability company, and SUMMIT CANTERCHASE II, LLC, a Delaware limited liability company, as tenants-in-common (collectively "**Grantor**") does hereby quitclaim and convey unto 1901 MURFREESBORO PIKE L.P., a Tennessee limited partnership ("**Grantee**"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described I Exhibit A, attached hereto and made a part hereof (the "**Property**").

This improved property known as 1901 |Murfreesboro Pike, Nashville, Tennessee 37217.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

**[SIGNATURE FOLLOWS ON NEXT PAGE.]**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of September 2017.

GRANTOR;

SUMMIT CANTERCHASE I, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Name: Michael C. Thom
Title: Co-Chief Executive Officer

SUMMIT CANTERCHASE II, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Name: Michael C. Thom
Title: Co-Chief Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
) ss.
COUNTY OF LOS ANGELES )

On September 8, 2017, before me, Laurie A. Rossi, a notary public, personally appeared Michael C. Thom, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal) Signature Laurie A. Rossi

LAURIE A. ROSSI
Notary Public - California
Los Angeles County
Commission # 2204567
My Comm. Expires Aug 8, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in the 28th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being PC Canterchase, LLC Property, Tax Map 135, Parcel 367 and being more particularly described as follows:

Beginning at an iron rod (old) on the northerly right-of-way margin of Harding Place (an 80-foot wide right-of-way), the northerly most property comer of this tract and the northwesterly property comer of Canter Chase Commercial, Lot #2, Recorded in Plat Book 6900, Page 503, Register's Office for Davidson County, (R.O.D.C.) Tennessee and proceeding as follows:

From the Point of Beginning and leaving Harding Place and along the westerly property line of Lot #2 and Resubdivision of Lot No. 1, Canter Chase Commercial, Recorded in Plat Book 6900, Page 830, R.O.D.C., Tennessee, South 50°36'22" East a distance of 520.78 feet to an iron rod (old);

Thence, leaving Lot No. 1 and along or near the westerly property line of Santiago Meneses property, Recorded by Instrument #20100824-0066800, R.O.D.C., Tennessee, South 08°40'16" West a distance of 51.08 feet to an iron rod (old);

Thence, leaving Meneses and along or near the northerly and westerly property lines of Trustees of Una Baptist Church, Recorded in Deed Book 5086, Page 31, R.O.D.C., Tennessee for the next 2 calls:

North 81°49'43" West a distance of 55.42 feet to an iron rod (old);

Thence, South 08°39'30" West a distance of 572.80 feet to an iron rod (old);

Thence, leaving Una Baptist Church property and with the northerly and westerly property lines of Resubdivision of Lot 1, Forge Ridge, Recorded in Plat Book 9700, Page 295, R.O.D.C., Tennessee for the next 3 calls:

South 53°31'43" West a distance of 276.33 feet to an iron rod (old);

Thence, North 76°11'39" West a distance of 306.74 feet to an iron rod (old);

Thence, South 27°17'38" West a distance of 318.64 feet to an iron rod (old);

Thence, leaving Forge Ridge and along or near the northerly property line of M.

Lee Barrett, Jr. property, Recorded by Instrument #20060914-0113860, R.O.D.C., Tennessee, North 82°41'20" West a distance of 847.57 feet to an iron rod (old);

Thence, leaving Barrett and along or near the easterly property line of Jeffrey C.Tweedy and Haun Saussy, Trustees, Recorded by Instrument #20101203-0096465, R.O.D.C., Tennessee, North 14°1T54" East a distance of 47.72 feet to an iron rod (old);

Thence, leaving the trustees and along or near the southerly property line of James R. Jones property, Recorded by Instrument #20110928-0075248, R.O.D.C., Tennessee for the next 3 calls:

North 62°27'57" East a distance of 48.38 feet to an iron rod (old);

Thence, northeastwardly along a curve concave to the north for a distance of 1036.22 feet, having a radius of 2566.48 feet and a central angle of 23°08'00" and being subtended by a chord which bears North 50°53'57" East, 1029.20 feet to an iron rod (new);

Thence, North 39°17'42" East a distance of 263.66 feet to a planted stone (old);

Thence, along or near the southerly and easterly property lines of James R. Jones, et al property, Recorded in Deed Book 10712, Page 251, R.O.D.C., Tennessee for the next 2 calls:

Thence, South 82°04'47" East a distance of 56.86 feet to an iron rod (old);

Thence, North 07°31'24" East a distance of 91.93 feet to an iron rod (old) on the southerly right-of-way margin of Harding Place;

Thence, with Harding Place, North 39°21T2" East a distance of 259.54 feet to the Point of Beginning. Containing 940,508 Square Feet or 21.59 Acres, more or less.

Described according to survey prepared by [Alan Cumming, RLS No. 1571, dated February 4, 2014, under Job No. 14011.]

Being the same property conveyed to SUMMIT CANTERCHASE I, LLC and SUMMIT CANTERCHASE II, LLC, from PC Canterchase, LLC, of Record by Instrument #20140214-0013226, R.O.D.C., Tennessee, and from SUMMIT CANTERCHASE I, LLC and SUMMIT CANTERCHASE II, LLC to _____, of Record by Instrument #_____, R.O.D.C., Tennessee.

201709180095489

STATE OF CALIFORNIA )
) SS.:
COUNTY OF LOS ANGELES )

The actual consideration for this transfer is $None.

SUMMIT CANTERCHASE I, LLC
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Name: Michael C. Thom
Title: Co-Chief Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
) ss.
COUNTY OF LOS ANGELES )

Subscribed and sworn to (or affirmed) before me on this 8th day of September, 2017, by Michael C. Thom, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature Laurie A. Rossi

LAURIE A. ROSSI
Notary Public - California
Los Angeles County
Commission # 2204567
My Comm. Expires Aug 8, 2021

# True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

