1st

Bill Garrett Davidson County
Batch# 6250 DEEDQC
10/02/2017 09:23:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171002-0100279

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
CH Realty VII-DRG Nashville Interchange Center Phase I, L.L.C. 3200 West End Avenue, Suite 565 Nashville, Tennessee 37203	(same)	Map 175 Part of Parcel 194

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 14th day of SEPTEMBER 2017.

HALEIGH RYAN HASSELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 8-4-2020

Haleigh Ryan Hassell
NOTARY PUBLIC

My Commission Expires: Aug. 4, 2020

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, CH Realty VII-DRG Nashville Interchange Center, L.L.C., a Delaware limited liability company, by its presents, does hereby quitclaim and convey unto CH Realty VII-DRG Nashville Interchange Center Phase I, L.L.C., a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

See Exhibit A attached hereto and incorporated herein for a complete legal description.

This is unimproved property located on Old Hickory Boulevard, Antioch, Tennessee 37013.

[*signature page follows*]

IN WITNESS WHEREOF, undersigned has executed this instrument on the 14th day of SEPTEMBER, 2017.

CH REALTY VII-DRG NASHVILLE
INTERCHANGE CENTER, L.L.C.,
a Delaware limited liability company

By: DRG Interchange Center, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: MICHAEL AUGUSTINE
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MICHAEL AUGUSTINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of DRG Interchange Center, LLC, a Delaware limited liability company, the Manager of CH Realty VII-DRG Nashville Interchange Center, L.L.C., the within named bargainor, a Delaware limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of DRG Interchange Center, LLC, the Manager of CH Realty VII-DRG Nashville Interchange Center, L.L.C.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of SEPTEMBER 2017.

Haleigh Ryan Hassell
NOTARY PUBLIC

My Commission Expires: Aug. 4, 2020

HALEIGH RYAN HASSELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2020

4851-0445-5246

Exhibit A

A Portion of Parcel 194 on Metro Nashville-Davidson County Property Map No. 175

Being a parcel of land situated in the Urban Services District, 33rd Councilmanic District, Nashville, Urban Services District, Davidson County, Tennessee, being generally located on the east side of Old Hickory Boulevard (a.k.a. State Route 171), on the north side of Logistics Way, south of Old Hickory Boulevard and west of Murfreesboro Pike, being a portion of the property conveyed to CH Realty VII-DRG Nashville Interchange Center, LLC by deed of record in Instrument No. 20170424-0039839, R.O.D.C., and being more particularly described as follows:

BEGINNING at an old iron rod located on the easterly right-of-way margin of Old Hickory Boulevard (a.k.a. State Route 171), said iron rod being the southwest corner of Lot 3 of Star Subdivision of record in Instrument No. 20000310-0025164, and said iron rod being near an old concrete right of way monument;

THENCE, leaving Old Hickory Boulevard with Star Subdivision the following calls:

S 81° 55' 48" E, passing an old iron rod at 676.79 feet, same being a common corner of Lot 3 and Lot 4 of said Star Subdivision, continuing with said Lot 4 in all for a total distance of 1,094.52 feet to a new iron rod,

S 77° 58' 23" E, 182.98 feet to an old iron rod being the southeast corner of Lot 4 of said Star Subdivision;

THENCE, leaving Lot 4 of said Star Subdivision with new severance lines the following calls:

S 08° 38' 28" W, 6.16 feet to a new iron rod;

S 81° 16' 42" E, 170.74 feet to a new iron rod,

S 08° 43' 18" W, 1,250.17 feet to a new iron rod on the northerly right of way margin of Logistics Way having a 60-foot wide right of way of record in Inst. No. 20000810-0079247;

THENCE, along said right of way margin the following calls:

With a non-tangential curve to the right, having a central angle of 12° 24' 43", a radius of 1,878.09 feet, and a chord of N 72° 46' 57" W, 406.05 feet for an arc length of 406.84 feet to an old iron rod,

N 66° 34' 36" W, 1103.09 feet to an old iron rod on the aforementioned easterly right of way margin of Old Hickory Boulevard;

THENCE, leaving Logistics Way right of way margin with Old Hickory Boulevard the following calls:

N 23° 25' 24" E, 15.00 feet to an old iron rod,

N 41° 51' 34" W, 17.27 feet to an old iron rod,

N 09° 48' 27" W, 84.80 feet to a new iron rod,

With a curve to the left, having a central angle of 04° 35' 32", a radius of 1,954.86 feet, and a chord of N 17 deg. 47' 32" E, 156.64 feet for an arc length of 156.68 feet to an old iron rod being the southwest corner of Farzin Ferdowsi of record in Inst. No. 20160902-0092630;

THENCE, leaving said right of way with Farzin Ferdowsi the following calls:

S 82° 08' 49" E, 435.00 feet to a new iron rod,

N 10° 00' 27" E, passing a common corner with Stoney R. and June Hunter Trustees of record in Inst. No. 20021011-0124846 for a total distance of 500.44 feet to a new iron rod;

THENCE, with said Trustees N 82° 08' 49" W, 420.00 feet to a new iron rod on the aforementioned easterly right of way margin of Old Hickory Boulevard;

THENCE, along said margin N 11° 03' 21" E, 153.52 feet to the **POINT OF BEGINNING.**

Containing 1,415,479 Square Feet or 32.49 Acres, more or less.

Being part of the property conveyed to CH Realty VII-DRG Nashville Interchange Center, L.L.C., a Delaware limited liability company, by deed from Colonial Pipeline Company, a Delaware corporation, of record as Instrument No. 20170424-0039839, Register's Office for Davidson County, Tennessee.