This instrument was prepared by:
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Nashville, Tennessee 37203

Bill Garrett Davidson County
Batch# 18570 DEEDQC
10/26/2017 03:51:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171026-0110102

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
ECG 2424 21ST, LLC 118 16th Ave. South, Suite 200 Nashville, Tennessee 37203	[SAME]	104-15-0-471.00

QUITCLAIM DEED

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 which are hereby acknowledged, **ECG MIDTOWN, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **ECG 2424 21ST, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 2424 21st Avenue South, Nashville, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 25 day of October, 2017.

NOTARY PUBLIC
My Commission Expires: _____

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 25 day of October, 2017.

GRANTOR:

ECG MIDTOWN, LLC, a
Tennessee limited liability company

By: ECG Midtown Investors, LLC
Its: Sole Member

By: ECG Midtown Investors Manager, LLC
Its: Manager

By: _____
Name: Cary Rosenblum
Title: CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Grant, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cary Rosenblum, 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 CEO of ECG Midtown Investors Manager, LLC, Tennessee limited liability company, the manager of ECG Midtown Investors, LLC, Tennessee limited liability company, the sole member of ECG Midtown, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25 day of October, 2017.

_____
Notary Public

My Commission Expires:

_____



EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Sweetbriar Place Subdivision, of record in Book 7900, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, being more particularly described as follows:

Commencing at the Point of Intersection of the south R.O.W. of Beechwood Avenue (Public 50' R.O.W.) and the east ROW of Twenty-First Avenue South (Public ROW varies); thence S32°04'00"W along said east R.O.W. a distance of 174.53' (C=175.25') to an angle point; thence S31°48'40"W along said east R.O.W. a distance of 86.19' to a point of curvature; thence southwestwardly along a curve to the left having a radius of 40.07', a chord bearing of S17°02'07"W, a chord distance of 20.44' and an arc distance of 20.67' to a point reverse curvature in said east R.O.W.; thence southwestwardly along a curve to the right having a radius of 47.50', a chord bearing of S05°28'02"W, a chord distance of 5.32' and an arc length of 5.32' to a point in said curve and the northwest corner of said Lot 2, said point also being the Point of Beginning of the description of said Lot 2; thence continuing along said curve having chord bearing of S20°58'03"W, a chord distance of 20.22' and an arc length of 20.38' to the point of tangency in said east R.O.W.; thence S33°15'33"W along said east R.O.W. a distance of 67.09' to a point of curvature; thence southwestwardly along a curve to the right having a radius of 48.41', a chord bearing of S48°45'33"W, a chord distance of 25.87' and an arch length of 26.19' to a point of reverse curvature; thence southwestwardly along a curve to the left having a radius of 37.20', a chord bearing of S48°45'28"W, a chord distance of 19.88' and an arc length of 20.13' to a point of compound curvature; thence southeastwardly along a curve to the left having a radius of 24.97' a chord bearing of S13°44'15"E, a chord distance of 36.52' and an arch length of 40.96' to a point in the north R.O.W. of Sweetbriar Avenue (Public 50' R.O.W.); thence S87°00'40"E, along said north R.O.W. a distance of 196.18' to a found iron pin in the line dividing Lot 2 and the Minter Property as recorded by Inst. #20160106-1377 in the said Register's Office; thence N03°01'55"E along said dividing line a total distance of 177.03' to a point in the line dividing said Lots 1 and 2; thence N87°00'40"W along said dividing line a distance of 56.10' to an angle point in said dividing line; thence N87°00'40"W a distance of 77.85' to the Point of Beginning and containing 26,880 S.F. (0.617 acres).

This description was prepared by The Bray Firm, Gean Paul Bray RLS, Tennessee License No. 965. Being part of the same property conveyed to ECG MIDTOWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WELCH FAMILY REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20161006-0105938, dated October 5, 2016, said Register's Office.

Being further conveyed to ECG MIDTOWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quticlaim Deed from WELCH FAMILY REAL ESTATE HOLDINGS, LLC, of record as Instrument No. 20161006-0105939, dated October 5, 2016, said Register's Office. TOGETHER WITH the beneficial rights to the Parking and Access Easements established by the Plan of record in Plat Book 7900, page 168, Register's Office for Davidson County, Tennessee.