This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

Bill Garrett Davidson County
Batch# 18886 DEEDQC
10/27/2017 10:06:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171027-0110293

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
L4 Partners LLC 4212 Brush Hill Road Nashville, TN 37216	L4 Partners LLC 4212 Brush Hill Road Nashville, TN 37216	Parcel No. 043-00-0-273.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CRIPPLE TURKEY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **L4 PARTNERS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2017 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 26th day of October, 2017.

GRANTOR:

CRIPPLE TURKEY, LLC,
a Tennessee limited liability company

By: _____
Name: H Douglas Hardcastle
Its: Manager

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, H. Douglas Hardcastle, the Manager of Cripple Turkey, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Cripple Turkey, LLC, a Tennessee limited liability company, as such Manager.

Witness my hand and official seal this 26th day of October, 2017.

My Commission Expires:

5-25-20

_____
Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

AFFIDAVIT OF VALUE

I, H. Douglas Hardcastle, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 26th day of October, 2017.

_____
_____
Notary Public

My Commission Expires: 5-25-20

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MAY 25, 2020

EXHIBIT "A"

Legal Description of the Property

Being Lot 2 of Resubdivision Lot 2, Myatt Business Center, as recorded in Instrument No. 200507010076197, Registers Office Davidson County (RODC), lying in the 9th Council District of Nashville, Davidson County, Tennessee. Bounded on the south by Seaboard Coast Line R.R. Co., as recorded in Book 5992, Page 495 (RODC); bounded on the west by Lot 3, Myatt Business Center, as recorded in Instrument No. 200408090096147 (RODC); bounded on the north by the southern Right-of-Way (ROW) of River Bluff Drive and by Lot 1 of said Resubdivision Lot 2, Myatt Business Center; and bounded on the east by the Cumberland River. Tract being more particularly described as follows:

POINT OF BEGINNING being a found 5/8" iron rod lying on said southern ROW of River Bluff Drive and being the northeast corner of said Lot 3; thence along said ROW with a curve to the left having a length of 86.61 feet, a radius of 50.00 feet, an interior angle of 99°15'03" and having a chord bearing and distance of N 21°25'41 E 76.18 feet to a found 1/2" iron rod being the southeast corner of said Lot 1; thence leaving said ROW and along the common line of said Lot 1 N 72°09'30" E passing a set iron rod at 271.18 feet and continuing for a total distance of 452.20 feet to a point; thence along said Cumberland River S 18°46'30" E 543.11 feet to a point being the northeast corner of said Seaboard Coast R.R. Co.; thence along the common line of said Seaboard Coast R.R. Co. with the following: S 49°24'30" W passing a set iron rod at 128.30 feet and continuing for a total distance of 139.93 feet to a found 1/2" iron rod; thence N 88°20'29" W 479.41 feet to a found fence post being the southeast corner of said Lot 3; thence along the common line of said Lot 3 with the following: N 01°56'56" E 212.32 feet to a found 1/2" iron rod; thence N 17°54'23" W 178.36 feet to the point of beginning. Containing 278,297 square feet or 6.39 acres, according to an ALTA/ACSM Land Title Survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME, dated August 30, 2017, last revised August 30, 2017, and designated as Project No. 554717061.

Being part of the same property conveyed to CRIPPLE TURKEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RAO INVESTMENT GROUP, L.P. AND D&R ODOM INVESTMENT GROUP, L.P., of record as Instrument No. 20050701-0075776, dated June 30, 2005, said Register's Office.