Bill Garrett Davidson County
Batch# 19296 DEEDQC
10/30/2017 11:12:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20171030-0110897

QUITCLAIM DEED

TO: 535 Main St. (Nashville) Owner, LLC

FROM: Stacks on Main Owner, LLC

This instrument was prepared by:
Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
c/o Cochran, Tax Director Cushman Company P.O. Box 131237 Carlsbad, CA 92013	Same	Map: Final Plat of VTH 5th and Main Property Parcel: A and B

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 23rd day of October, 2017.

Notary Public SEE ATTACHED

My Commission Expires:_____

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Stacks on Main Owner, LLC, a Delaware limited liability company (hereinafter called the "Grantor"), by these presents does transfer, quitclaim and convey unto 535 Main St. (Nashville) Owner, LLC, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest, if any, in real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The address of the Property is 535 Main Street, Nashville, Tennessee.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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)
County of LOS ANGELES)

On OCTOBER 23, 2017 before me, SANDRA LEA JONES, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared DAVID THOMPSON
Name(s) of Signer(s)

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.

SANDRA LEA JONES
Commission # 2125450
Notary Public - California
Los Angeles County
My Comm. Expires Aug 30, 2019

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 17th day of October, 2017.

GRANTOR:

Stacks on Main Owner, LLC,
a Delaware limited liability company

By: _____
Name: David Thompson
Title: Vice President and Chief Financial Officer

ACKNOWLEDGEMENT

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 October 17, 2017 before me, Cecelia Teresa Mayora Notary Public (here insert name and title of the officer), personally appeared David Thompson (insert name(s) of signer(s)) 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.

Signature Cecelia Teresa Mayora (Seal)

CECELIA TERESA MAYORA
Notary Public - California
Los Angeles County
Commission # 2198136
My Comm. Expires May 20, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

TRACT

I: Parcel

A:

Lot No. 2 as shown on the Final Plat of VTH 5th and Main Property, of record as Instrument No. 201210120093520, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of Lot No. 2.

Parcel B:
Parcel ID# 08215015400 as shown on the Final Plat of VTH 5th and Main Property, of record as Instrument No. 201210120093520, Register's Office for Davidson County, Tennessee, is more particularly described as follows:

Beginning at an iron pin on the Westerly margin on of Sixth Street and the Southeasterly corner of the Welch Property, as of record in Book 9428, Page 291, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
(1) Thence along Sixth Street; S 25° 16' 16" E, 230.33 feet to an iron pin;
(2) Thence with a curve to the right, having a central angle of 90° 22' 37", a radius 17.50 feet and an arc length of 27.61 feet to an iron pin;
(3) Thence along Main Street; S 65° 06' 17" W, 138.40 feet to an iron pin; (4) Thence N 27° 11' 11" W, 244.96 feet to an iron pin;
(5) Thence N 63° 59' 45" E, 164.20 feet to the point of beginning, containing 39,381.61 feet or 0.90 acres.

Also described according to a survey prepared by J. Alan Cummings, RLS No. 2351, Crawford & Cummings, P.C., Job No. 14-030, dated March 12, 2014, last revised February 10, 2015, as follows:

Land situated in the Northwest corner of the intersection of Main Street and North 6th Street, in the 5th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being the land deeded to Sixth & Main, LLC by deed recorded as Instrument #20121017-0095420 in the Register's Office for Davidson County (R.O.D.C.), Tennessee also containing all of Lot 2 of the Vth 5th and Main, LLC Property, recorded as Instrument #20121012-0093520, R.O.D.C., Tennessee being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod (new) on the North right of way line of Main Street and at the Southwest corner of Lot 2;

thence with the common lot line between Lot 2 and Lot 1 of the Vth 5th and Main, LLC Property the following 3 calls (1 through 3):
1. N24°44'54"W, a distance of 262.38 feet to a capped 5/8" iron rod (new);

2. S65°15'06"W, a distance of 69.81 feet to a "MAG" nail (new);

3. N24°44'54"W, a distance of 117.75 feet to a capped 5/8" iron rod (new) on the South line of the land deeded to the Nashville Housing Authority (now M.D.H.A.) by deed recorded in Book 4528, Page 125, R.O.D.C., Tennessee;
4. thence, with the South line of said M.D.H.A. land, N64°43'08"E, a distance of 411.16 feet to a capped (Ragan-Smith cap) 1/2" iron rod (old) on the West right of way line of North 6th Street;

5. thence, with the West right of way of North 6th Street and with a curve to the right, Southeasterly an arc length of 69.32 feet, said curve having a radius of 649.50 feet, a delta angle of 06°06'55", and a chord of S27°55'04"E, 69.29 feet to a capped 5/8" iron rod (new);

6. thence, continuing with the West right of way line of North 6th Street, S24°45'48"E, a distance of 309.24 feet to a capped 5/8" iron rod (new) at the point of curvature;

7. thence, with the radius return between the West right of way line of North 6th Street and the North right of way line of Main Street and with a curve to the right, Southwesterly an arc length of 27.46 feet, said curve having a radius of 17.50 feet, a delta angle of 89°54'11", and a chord of S20°11'18"W, 24.73 feet to a capped 5/8" iron rod (new);

8. thence, with the North right of way line of Main Street, S65°12'24"W, a distance of 138.71 feet to a capped 5/8" iron rod (new);

9. thence, with an offset in the North right of way line of Main Street, N26°37'59"W, a distance of 7.50 feet a capped 5/8" iron rod (new);

10. thence, with the North right of way line of Main Street, S66°38'37"W, a distance of 188.87 feet to the POINT OF BEGINNING;

CONTAINING 142,390 square feet, 3.27 acres, more or less.

Being the same property conveyed to Stacks on Main Owner, LLC, a Delaware limited liability company from Sixth & Main, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 201408280078889; and further conveyed by Quitclaim Deed of record in Instrument No. 201502110012755, Register's Office for Davidson County, Tennessee.

TRACT II
Easements benefitting Tract I of the Land contained in the Tenth Amendment to Master Deed for 5th and Main Condominium of record in Instrument No. 20121017-0095419, Register's Office for Davidson County, Tennessee.

TRACT III

Easements benefitting Tract I of the Land contained in the Easement Agreement between 5th and Main Condominium Association, LLC and Stacks on Main Owner, LLC of record in Instrument No. 201501290008490, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Lauren Meares, 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 New York

County of New York

Personally appeared before me, Brett Habermann, a notary public for this county and state, Lauren Meares 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: July 23, 2020
Notary' Seal (if on paper)

BRETT PHILIP HABERMANN
Notary Public, State of New York
No. 02HA6265226
Qualified in Nassau County
Commission Expires July 23, 20 20