THIS INSTRUMENT PREPARED BY:

Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Upon recording should be returned to:

Drane & Freyer Limited
200 West Madison Street, Suite 2800
Chicago, IL 60606
Attn: Wendy Freyer

Bill Garrett Davidson County
Batch# 23329 DEEDQC
11/07/2017 02:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171107-0114724

QUITCLAIM DEED

Address of New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map / Parcel Numbers:
c/o Pearlmark 200 West Madison Street, #2800 Chicago, IL 60606 Attn: Owner Rep	PEP MUSIC SQUARE, L.L.C. 200 West Madison St, #2800 Chicago, IL 60606 Attn: Owner Rep	PIN: 092-16-0-373.00 and 092-16-0-0361.00

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, **2207 CRESTMOOR ROAD PARTNERS, a Tennessee general partnership** ("**Grantor**"), does hereby quitclaim, transfer and convey to **PEP MUSIC SQUARE, L.L.C.**, a Delaware limited liability company and its successors and assigns ("**Grantee**"), all its right, title and interest, if any, in and to certain real property in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto (the "**Property**").

This is improved property known as 49 Music Square West and 900 18th Avenue S., Nashville, Tennessee 37212.

This Quitclaim Deed was executed as of the 6th day of November, 2017.

2207 CRESTMOOR ROAD PARTNERS, a Tennessee general partnership

By: _____

Name: GN SPIVA

Title: General Partner

THE STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, George N. Spiva, a general partner of 2207 CRESTMOOR ROAD PARTNERS, a Tennessee general partnership, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executes this instrument as his free act and deed and as the free act and deed of such general partnership.

Subscribed and sworn to before me this 6th day of November, 2017.

_____
Notary Public in and for the State of Tennessee

My Commission Expires: June 22, 2020

_____
(Seal of Notary)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Mark Carver, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark Carver
Mark Carver, Affiant

Subscribed and sworn to before me this 6th day of November, 2017.

Anna Edge
Notary Public in and for the State of Tennessee

My Commission Expires:

3.6.18
(Seal of Notary)

ANNA EDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

201711070114724

EXHIBIT A

SPECIAL WARRANTY DEED

Legal Description

TRACT 1

Land in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 91 and all of Lots 92 and 93 on the Plan of O.B. Hayes First Plan of Small Lots, recorded in Plan Book 1, page 69, Chancery Court for said County and part of the former right of way of Music Square West, abandoned by Metro Council Ordinance # 77-577, described as follows:

Beginning at the southeasterly intersection of the Chet Atkins Place (formerly South Street) and Metro Alley No. 442, the northwest corner of said Lot 91;
Thence along said Chet Atkins Place 84° 59' 47" E, 148.45 feet;
Thence along a curve to the right, having a radius of 15.51 feet, a distance of 21.96 fee to the west right of way of Music Square West;
Thence along said Music Square West S 6° 25' 37" W, 137.39 feet;
Thence leaving said right of way N 84° 59' 47" W, 156.04 feet to the west right of way of Alley No. 442;
Thence along said Alley N 6° 29' 36" E, 150.52 fee to the point of beginning.

TRACT 2

Land in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 107 thru 112 on the Plan of O.B. Hayes First Plan of Small Lots, recorded in Plan Book 1, page 69, Chancery Court for said County and described as follows:

Beginning at the southeasterly intersection of the Chet Atkins Place (formerly South Street) and 18th Avenue South, the northwest corner of said Lot 112;
Thence along said Chet Atkins Place 84° 59' 47" E. 150.20 feet to the west right of way of Metro Alley No. 442;
Thence along said west right of way S 6° 29' 36" W, 300 fee to a spike;
Thence leaving said west right of way N 84° 59' 47" W, 150.20 feet to the east right of way of 18th Avenue South;
Thence along said 18th Avenue South N 6° 29' 36" E, 300 feet to the point of beginning.

Showing part of Lot 91, all of Lots 92 and 93 and a portion of 17th Avenue South, now Music Square West, and Lots 107 through 112 on the Plan of O.B. Hayes Small Lots, Plan Book 1, page 69, Chancery Court, Davidson County, Tennessee.

Being the same property conveyed to 2207 Crestmoor Road Partners by deed of record at Instrument No. 20160721-0075279, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Angie Koetters, 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.

Angie Koetters
Signature

State of Illinois:

County of Will:

Personally appeared before me, Heather R. Peterson, a notary public for this county and state, Angie Koetters, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Peterson
, Notary Public

My commission Expires: 10/5/19
(affix Notary seal)

OFFICIAL SEAL
HEATHER R. PETERSON
Notary Public - State of Illinois
My Commission Expires 10/05/2019