Bill Garrett Davidson County
Batch# 67944 DEEDQC
03/12/2018 03:57:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180312-0023325

This instrument was prepared by:

Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
301 Plus Park GP 500 Interstate Drive, Suite 400 Nashville, Tennessee 37210	301 Plus Park GP 500 Interstate Drive, Suite 400 Nashville, Tennessee 37210	106-00-0-115.00

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, **TENNESSEE REAL ESTATE INVESTMENTS, GP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **301 PLUS PARK GP**, a Tennessee general partnership ("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 part of the improved property known as 301 Plus Park Boulevard, Nashville, Davidson County, 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~~ Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 8th day of March, 2018.

NOTARY PUBLIC
My Commission Expires: 5.25.20

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

8th IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the day of March, 2018.

GRANTOR:

TENNESSEE REAL ESTATE INVESTMENTS, GP,
a Tennessee general partnership

By: Mertech Development Corporation
Its: Managing Partner

By: _____
Name: Ronald M Sohr
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Ronald M. Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Mertech Development Corporation, which is the Managing Partner of Tennessee Real Estate Investments, GP, and is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand and seal at office this 8th day of March, 2018.

Darcie Marie Yarbrough
Notary Public

My Commission Expires:

02/19/2020

DARCIE MARIE YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2020

EXHIBIT A

COMMENCING AT AN IRON ROD (OLD) IN THE EASTERLY MARGIN OF INTERSTATE HIGHWAY 24, SAID ROD BEING THE NORTHWEST CORNER OF LOT 12, RESUBDIVISION OF SECTION 12 OF THE PLUS PARK (BOOK 4460, PAGE 109 R.O.D.C., TN) OWNED BY D.B. PERRY HOLDINGS, G.P. (INSTRUMENT# 20131126-0121518 R.O.D.C., TN); THENCE WITH SAID EASTERLY MARGIN OF INTERSTATE HIGHWAY 24

N 02°40'00" W 12.60 FEET TO AN IRON ROD (OLD); THENCE

N 00°28'00" E 180.92 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD) IN SAID EASTERLY MARGIN OF INTERSTATE HIGHWAY 24,

THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH SAID EASTERLY MARGIN OF INTERSTATE HIGHWAY 24

N 01°36'00" E 463.40 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD) AT THE SOUTHWEST CORNER OF LOT 6, THE PLUS PARK, SECTION 6 (BOOK 4470, PAGE 77 R.O.D.C., TN.) OWNED BY PRINTING INDUSTRY ASSOC. OF THE SOUTH (BOOK 7830, PAGE 960 R.O.D.C., TN); THENCE LEAVING SAID EASTERLY MARGIN OF INTERSTATE HIGHWAY 24 WITH SAID PRINTING INDUSTRY PROPERTY

N 85°41'19" E 243.08 FEET (MEASURED) N 85°43'40" E 242.98 FEET (RECORD) TO AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF PLUS PARK BOULEVARD (60' WIDE PUBLIC RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF SAID PRINTING INDUSTRY PROPERTY; THENCE WITH SAID WESTERLY MARGIN OF PLUS PARK BOULEVARD WITH A CURVE TO THE LEFT, SAID CURVE HAVING AN INCLUDED ANGLE OF 33°26'53", A RADIUS OF 352.53 FEET, A CHORD BEARING AND DISTANCE OF S 20°59'50" E 202.89 FEET FOR AN ARC LENGTH OF 205.80 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH SAID WESTERLY MARGIN

S 37°43'16" E 162.88 FEET TO AN IRON ROD (OLD); THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING AN INCLUDED ANGLE OF 39°02'00", A RADIUS OF 280.34 FEET, A CHORD BEARING AND DISTANCE OF S 18°12'16" E 187.31 FEET FOR AN ARC LENGTH OF 190.98 FEET TO AN IRON ROD (OLD); THENCE

S 01°18'44" W 203.63 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF SAID D.B. PERRY HOLDINGS PROPERTY; THENCE LEAVING SAID WESTERLY MARGIN WITH SAID D.B. PERRY HOLDINGS PROPERTY

N 86°46'00" W 328.41 FEET TO AN IRON ROD (OLD); THENCE

N 87°41'000" W 154.67 FEET TO AN IRON ROD (OLD) AT SAID NORTHWEST CORNER OF THE D.B. PERRY HOLDINGS PROPERTY IN SAID EASTERLY MARGIN OF INTERSTATE HIGHWAY 24; THENCE WITH SAID EASTERLY MARGIN OF INTERSTATE HIGHWAY 24

N 02°40'00" W 12.60 FEET TO AN IRON ROD (OLD); THENCE

N 00°28'00" E 180.92 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 272081.704 S.F. OR 6.25 ACRES MORE OR LESS AND BEING THE SAME PROPERTY DESCRIBED AS TRACT ONE IN INSTRUMENT#20061023-0131414 R.O.D.C., TN ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 01/05/18 PREPARED BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204, JOHN HOOD TN. R.L.S.#1838

Being part of the property conveyed to TENNESSEE REAL ESTATE INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, by deed from TENNESSEE REAL ESTATE INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20061023-0131414, dated October 20, 2006, said Register's Office.