Bill Garrett Davidson County
Batch# 92957 DEEDQC
05/16/2018 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180516-0046588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS -0-.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of May 2018.

Notary Public

My Commission Expires: 7-25-18

JEANETTE L BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19894016150
COMMISSION EXPIRES JUL. 25, 2018

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:

Jonathan Ruby, Esq.
c/o Baceline Investments, LLC
1391 Speer Blvd., Suite 800
Denver, Colorado 80204

ADDRESS NEW OWNER(S) AS FOLLOWS:

Edge O Lake Baceline, LLC
1391 Speer Blvd., Suite 800
Denver, Colordo 80204

SEND TAX BILLS TO:
NEW OWNER
Attention: Emily Dean

MAP-PARCEL NUMBERS:
149-03-0-159.00
149-03-0-160.00
149-03-0-161.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BDFIF IV EDGE O LAKE PARTNERSHIP, hereinafter referred to as Grantor, hereby transfers and conveys to EDGE O LAKE BACELINE, LLC, hereinafter referred to as Grantee, its heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

SEE EXHIBIT A

This is improved property known as 2500-2510 Murfreesboro Pike, Nashville, Tennessee

Witness my hand this 15th of May, 2018.

BDFIF IV EDGE O LAKE PARTNERSHIP

By: The Edge O Lake Trust #1, its general partner

By:
Doug Arnold, as Distribution Trustee and Administrative Trustee

By:
Craig Zoellner, as Distribution Trustee and Administrative Trustee

By: The Edge O Lake Trust #2, its general partner

By:
Doug Arnold, as Distribution Trustee and Administrative Trustee

By:
David Puchi, as Distribution Trustee and Administrative Trustee

STATE OF COLORADO
COUNTY OF DENVER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Doug Arnold and Craig Zoellner, each of whom I am personally acquainted and each of whom upon his oath acknowledged himself to be a Distribution Trustee and Administrative Trustee of The Edge O Lake Trust #1, as general partner of BDFIF IV Edge O Lake Partnership, and that he as such Distribution Trustee and Administrative Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said general partner.

Witness my hand and official seal this 15th day of May, 2018

Notary Public

My Commission Expires: 7-25-18

JEANETTE L BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19894016150
COMMISSION EXPIRES JUL. 25, 2018

STATE OF COLORADO
COUNTY OF DENVER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Doug Arnold and David Puchi, each of whom I am personally acquainted and each of whom upon his oath acknowledged himself to be a Distribution Trustee and Administrative Trustee of The Edge O Lake Trust #2, as general partner of BDFIF IV Edge O Lake Partnership, and that he as such Distribution Trustee and Administrative Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said general partner.

Witness my hand and official seal this 15th day of May, 2018

Notary Public

My Commission Expires: 7-25-18

JEANETTE L BROWN
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STATE OF COLORADO
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Exhibit A
(Legal Description)

Land in Davidson County, Tennessee, being Lot Nos. 1, 2 and 3, on the First Revision to Final Plat of The Shoppes of Edge-O-Lake, of record in Instrument No. 20060926-0118879, revising Instrument No. 20060912-0112737, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

TOGETHER WITH a 36' Access Easement as shown on the plats of record in Instrument Nos. 20060912-0112737,20060926-0118879 and 20090323-0026016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BDFIF IV Edge O Lake, LLC, a Colorado limited liability company by Warranty Deed dated 04/04/2014 from Summit Retail LLC, a Delaware limited liability company of record in Instrument 201404150031295, Register's Office for Davidson County, Tennessee.

Certificate of Electronic Document

I, Sandie Newberry, do hereby make oath that we are the title company 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.

Dated May 15, 2018

First American Title Insurance Company
A Nebraska Corporation

Signature

State of Colorado)

County of Denver)

Dated May 15, 2018

Personally appeared before me, Miriam E. Ellsworth, a Notary public for this county and state, Sandie Newberry, (person signing above) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

MY COMMISION EXPIRES: 3/17/2022

MIRIAM E ELLSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904002004
MY COMMISSION EXPIRES MARCH 17, 2022