2nd

This instrument prepared by and after recording return to:

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

Bill Garrett Davidson County
Batch# 109547 DEEDQC
06/27/2018 12:36:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180627-0062033

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
300 Baker Station LLC c/o JEM Holdings LLC 10 East 53rd Street, 18th Floor New York City, NY 10022	300 Baker Station LLC c/o JEM Holdings LLC 10 East 53rd Street, 18th Floor New York City, NY 10022	Parcel No. 14800017300

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, **300 BAKERTOWN, L.P.,** a Tennessee limited partnership (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **300 BAKER STATION LLC,** a North Carolina 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").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 27th day of June, 2018.

GRANTOR:

300 BAKERTOWN, L.P.,
a Tennessee limited partnership

By: Hurd and Buck, Inc., a Tennessee corporation, its general partner

By: Raymond B. Hurd
Name: Raymond B. Hurd
Title: President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Raymond B. Hurd, President of Hurd and Buck, Inc., a Tennessee corporation, the general partner of 300 Bakertown, L.P., a Tennessee limited partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the President of Hurd and Buck, Inc., a Tennessee corporation, the general partner of 300 Bakertown, L.P., a Tennessee limited partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and official seal this 25 day of June, 2018.

Brittany L. Wood
Notary Public

My Commission Expires:

12-01-20

BRITTANY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-01-2020

STATE OF NEW YORK

COUNTY OF NEW YORK

AFFIDAVIT OF VALUE

I, Rebecca Simon, 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 25th day of June, 2018.

Affiant

Notary Public

My Commission Expires: Jun 12, 2021

REBECCA S. SIMON
Notary Public, State of New York
No. 01SI6359921
Qualified in New York County
Commission Expires June 12, 2021

EXHIBIT "A"

Legal Description of the Property

BEING located in the 28th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the Bakertown Road and Rader Drive intersection and being a portion of Lot 1 of Plat of Haywood Development as recorded in Plat Book 4675, Page 69 in the Register's Office of Davidson County, Tennessee and also being all of Reserved Parcel "A" of Section Eight-A Cherokee Hills as recorded in Plat Book 4060, Page 155 in the Register's Office of Davidson County, Tennessee and also being all of Reserved Parcel "C" of Section Nine Cherokee Hills as recorded in Plat Book 4300, Page 135 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing ¾" iron pin monument in the westerly right-of-way of Cherokee Place, said monument also being the southeasterly corner common to as recorded in Plat Book 4060, Page 155 in the Register's Office of Davidson County, Tennessee as recorded in Plat Book 4300, Page 106, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 1010 of Plan of Cherokee Hills Section Eight and continuing along with the westerly right-of-way of Cherokee Place the following two calls: S 11 °09'27" W a distance of 154.40' to a new iron pin monument;

Thence with a curve turning to the left with an arc length of 116.70', with a radius of 193.40', with a chord bearing of S 03°12'31" E, with a chord length of 114.93', to a new iron pin monument, said monument being the northeasterly corner common to the 433 Bakertown, L.P. Property as recorded in Deed Book 9296, Page 774, in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of Cherokee Place and continuing along with the northerly line of the 433 Bakertown, L.P. Property the following nine calls: S 73°57'24" W a distance of 58.59' to a new iron pin monument;

Thence S 71 °09'24" W a distance of 427.00' to a new iron pin monument;
Thence S 78°57'22" W a distance of 171.28' to an existing½" iron pin monument;
Thence S 82°52'12" W a distance of 191.83' to an existing½" iron pin monument;
Thence N 44° 15'36" W a distance of 185.00' to an existing½" iron pin monument;

Thence with a curve turning to the right with an arc length of 261.56', with a radius of 666.06', with a chord bearing of S 85°03'07" W, with a chord length of259.88' to an existing masonry nail;
Thence N 83°41'53" W a distance of 40.00' to an existing masonry nail;

Thence with a curve turning to the right with an arc length of 182.71 ', with a radius of 312.50', with a chord bearing of N 66°56'53" W, with a chord length of 180.12' to an existing masonry nail;

Thence S 39°48'07" W a distance of 83.28' to an existing ½" iron pin monument, said monument being the easterly right-of-way of Bakertown Road;

Thence leaving said 433 Bakertown, L.P. Property and continuing along with the easterly right-of-way of Bakertown Road the following three calls: with a curve turning to the right with an arc length of 274.12', with a radius of 491.69', with a chord bearing of N 17°56'45" W, with a chord length of270.58', to an existing concrete monument with 2" aluminum disk;

Thence N 02°08'20" W a distance of274.65' to an existing concrete monument with 2" aluminum disk;

Thence with a curve turning to the right with an arc length of 43.20', with a radius of25.00', with a chord bearing of N 47°48' 07" E, with a chord length of38.02', to an existing concrete monument with½" iron pin, said monument being the southerly right-of-way of Rader Drive;

Thence leaving said easterly right-of-way of Bakertown Road and continuing along with the southerly right-of-way of Rader Drive, the following four calls: S 82° 44'02" E a distance of 837.31' to an existing½" iron pin monument;
Thence with a curve turning to the left with an arc length of 226.76', with a radius of 600.73', with a chord bearing of N 86° 41'24" E, with a chord length of225.42', to an existing½" iron pin monument;

Thence N 76° 09'00" E a distance of 124.91' to an existing concrete monument with 2" aluminum disk;

Thence with a curve turning to the left with an arc length of 10.74', with a radius of 621.60', with a chord bearing of N 75°39'18" E, with a chord length of 10.74', to an existing 1" iron pin monument, said monument being the northwesterly corner common to Lot 861 of Section Eight-A Cherokee Hills as recorded in Plat Book 4060, Page 155 in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the westerly line of Lot 861 of Section Eight-A Cherokee Hills, S 14° 19'12" E a distance of 100.53' to a new iron pin monument;

Thence continuing along with the westerly line of Lot 861 of Section Eight-A Cherokee Hills and Lot 860 of Plan of Cherokee Hills Section VIII, as recorded in Plat Book 3700, Page 154 in the Register's Office of Davidson County, Tennessee, and Lot 1010 of Plan of Cherokee Hills Section Eight, S 82° 43'16" E a distance of 345.22' to an existing ¾" iron pin monument in the westerly right-of-way of Cherokee Place, which is the point of beginning.

Being the same property conveyed to 300 Bakertown, L.P., a Tennessee limited partnership by deed from First Nationwide Bank, a Federal Savings Bank of record in Book 8503, page 415, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Joint Use and Maintenance Agreement of record in Book 5846, Page 571 as modified by the certain First Amendment to Joint Use and Maintenance Agreement recorded in Instrument No. 20180626-0061498, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

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

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX