Bill Garrett Davidson County
Batch# 119045 DEEDQC
07/23/2018 08:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180723-0071207

THIS INSTRUMENT WAS PREPARED BY:
The Chase Law Group, LLC
1447 York Road, Suite 505
Lutherville, MD 21093
Attn: Todd Chase

NAME/ADDRESS OF NEW OWNER:
BRP 810 BROADWAY LLC
40 Morris Avenue, Suite 230
Bryn Mawr, PA 19010

SEND TAX BILL TO: SAME
TAX PARCEL NO. 09305404100

RECORD AND RETURN TO:
The Chase Law Group, LLC
1447 York Road, Suite 505
Lutherville, MD 21093
Attn: Todd Chase

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed as of this 26th day of June, 2018, by BROADWAY/NASHVILLE, LLC, a Tennessee limited liability company ("**Grantor**"), to BRP 810 BROADWAY LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is 40 Morris Avenue, Suite 230, Bryn Mawr, PA 19010;

THAT, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has quit claimed, granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby quit claim, grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of real property lying and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer, under its seal, on the day and year first above written.

BROADWAY/NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: Martha A. Spencer
Title: Manager

Witness:

By: _____
Name: BERNARD P. WIESEL
Title: Attorney

ACKNOWLEDGMENT

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 Ventura }

On 06/26/2018 before me, Roya KHOSROABADI, a Notary Public, personally appeared Martha A. Spencer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person) acted, executed the within 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: _____
Notary Public

(Seal)

ROYA KHOSROABADI
Notary Public - California
Ventura County
Commission # 2171539
My Comm. Expires Nov 12, 2020

[Signature Page to Quit Claim Deed]

EXHIBIT "A"

Legal Description

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED IN THE NORTHEASTERLY QUADRANT OF THE INTERSECTION OF BROADWAY AND 9TH AVENUE N, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A BUILDING CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY AND THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE N AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID BROADWAY WITH SAID 9TH AVENUE N, ALONG SAID BUILDING, NORTH 27 DEGREES 15 MINUTES 35 SECONDS WEST, 202.01 FEET TO A BUILDING CORNER;

THENCE, WITH SAID 9TH AVENUE N, ALONG SAID BUILDING, NORTH 62 DEGREES 44 MINUTES 25 SECONDS EAST, 0.63 FEET TO A BUILDING CORNER;

THENCE, CONTINUING WITH SAID 9TH AVENUE N, ALONG SAID BUILDING, NORTH 27 DEGREES 10 MINUTES 02 SECONDS WEST, 41.37 FEET TO A BUILDING CORNER IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY 63;

THENCE, WITH SAID ALLEY, ALONG OR NEAR SAID BUILDING, NORTH 61 DEGREES 24 MINUTES 04 SECONDS EAST, 75.00 FEET TO A P.K. NAIL (OLD) AT THE NORTHWESTERLY CORNER OF WARDENS AND VESTRY OF CHRIST EPISCOPAL CHURCH OF RECORD AS INSTRUMENT NUMBER 20031223-0182390, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE);

THENCE, LEAVING SAID ALLEY WITH SAID WARDENS AND VESTRY OF CHRIST EPISCOPAL CHURCH, CHRISTOPHER BULLINGER AND WIFE, CYNTHIA BULLINGER OF RECORD AS INSTRUMENT NUMBER 20050823-0100498, R.O.D.C.T. AND BROADWAY VENTURE 2013, LLC OF RECORD AS INSTRUMENT NUMBER 20130226-0019227, R.O.D.C.T., SOUTH 27 DEGREES 09 MINUTES 27 SECONDS EAST, 164.75 FEET TO A POINT IN THE NORTHERLY LINE OF THE BUILDING OWNED BY SAID BROADWAY VENTURE 2013, LLC;

THENCE, WITH SAID BROADWAY VENTURE 2013, LLC AND SAID BUILDING, SOUTH 62 DEGREES 38 MINUTES 17 SECONDS WEST, 0.54 FEET TO A POINT AT SAID BUILDING CORNER AT THE NORTHWEST CORNER OF SAID BROADWAY VENTURE 2013, LLC; THENCE, WITH SAID BROADWAY VENTURE 2013, LLC, ALONG THEIR BUILDING LINE, SOUTH 27 DEGREES 26 MINUTES 54 SECONDS EAST, 80.21 FEET TO A BUILDING CORNER AT THE SOUTHWESTERLY CORNER OF SAID BROADWAY VENTURE 2013, LLC, IN THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY;

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 62 DEGREES 36 MINUTES 35 SECONDS WEST, 75.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,368 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BROADWAY/NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20140219-0014115 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OATH OF CONSIDERATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Philadelphia

The actual consideration or true value, whichever is greater for this transfer is $0.00

Affiant

Subscribed and sworn before me, this 20th day of July, 2018.

Notary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CHRISTOPHER FERRANTE, JR., Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 15, 2020

True Copy Certification

I, Jenna M. Lampe, 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.

Jenna M Lampe
Signature

Commonwealth ~~State~~ of Pennsylvania

County of Philadelphia

On this 20th, the day of July, 2018, before me, the undersigned Notary Public, personally appeared

Jenna M. Lampe

known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TIMOTHY P. MURRAY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 22, 2021

Timothy P. Murray
Notary Public

My commission expires 03-22-2021