Karen Y Johnson Davidson County
Batch# 146567 DEEDQC
09/28/2018 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180928-0096596

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Music Row Properties, L.P. 1207B McGavock Street Nashville, Tennessee 37203	(same)	08206007400

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Robert R. Campbell, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

LISA BRACEY-FARRIS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Subscribed and sworn to before me, this the 28 day of September, 2018.

NOTARY PUBLIC
My Commission Expires: 09-26-2020

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, PHOENIX II, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto MUSIC ROW PROPERTIES, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, all of his right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land in Nashville, Davidson County, Tennessee, being all of the property as described in Instrument Number 20120313-0021668 as recorded in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the Northwest corner of herein described tract, said being an old iron rod defining the East Right-of-Way of Cowan Street (60 foot Right-of-Way) and being a common corner with HHKW PROPERTIES, LLC as recorded in Instrument Number 20140218-0013754 in the Register's Office of Davidson County, Tennessee;

Thence, leaving said Right-of-Way, SOUTH 83 DEGREES 10 MINUTES 15 SECONDS EAST, 219.72 Feet to the Right-of-Way of Interstate 24;

Thence, with said Right-of-Way, SOUTH 08 DEGREES 05 MINUTES 45 SECONDS EAST, 199.29 Feet to a common corner with HHKW PROPERTIES,

LLC as recorded in Instrument Number 20090318-0024471 in the Register's Office of Davidson County, Tennessee;

Thence, SOUTH 80 DEGREES 10 MINUTES 15 SECONDS WEST, 204.57 Feet to the East Right-of-Way of said Cowan Street;

Thence, with said Cowan Street, NORTH 09 DEGREES 48 MINUTES 26 SECONDS WEST, 262.18 Feet to the point of beginning and having an area of 47,973 Square Feet or 1.10 Acres. Being the same property conveyed to Phoenix II, LLC, by Deed of record in Ins. No. 20120313-0021668, Register's office for Davidson County, TN.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28 day of September, 2018.

GRANTOR:

PHOENIX II, LLC

Philip E. Franz
President

STATE OF MISSOURI)
COUNTY OF Howell)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Phillip E. Franz, 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 President of PHOENIX II, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 27th day of September, 2018.

Notary Public

My Commission Expires: 3-23-19

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

CHERI LYN STUMP
My Commission Expires
March 23, 2019
Howell County
Commission #15162714

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).