THIS INSTRUMENT PREPARED BY:

Talbott Ottinger
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 151173 DEEDQC
10/12/2018 03:22:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20181012-0101508

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Accent Metrocenter, LP 3715 Northside Parkway, NW Building 400, Ste 375 Atlanta, GA 30327	Same	07011000100 & 0701500400

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ebon Falcon, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Accent Metrocenter, LP,** a Tennessee limited partnership ("**Grantee**"), its successors, heirs and assigns, all of the Grantor's right, title and interest that Grantor may hold, if any, in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **521 & 545 Great Circle Road, Nashville, Tennessee 37228.**

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 12 day of October, 2018.

GRANTOR:

Ebon Falcon, LLC,
a Tennessee limited liability company

By: _____
David Black, President

STATE OF TN)
COUNTY OF Davidson)

Before me, Paige Lee of the state and county aforementioned, personally appeared David Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Ebon Falcon, LLC, the within named bargainor, a limited liability company, and that such person acting as President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its President.

Witness my hand and seal, at office, this 9th day of October, 2018.

PAIGE LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-22-2020

_____
Notary Public

My Commission Expires: 6·22·2020

STATE OF Georgia

COUNTY OF Cobb

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

AFFIANT:

ACCENT METROCENTER, LP, a Tennessee limited partnership

By: Accent Metrocenter GP, LLC, its General Partner

By: Westplan Investors Group GP, LLC, its Manager

By: C. Robert Carter II [SEAL]

C. Robert Carter, II, Manager

Subscribed and sworn to before me, this 11 day of October, 2018.

Sharon R. Chandler

Notary Public

My Commission Expires: 12/6/2021

SEAL

SHARON R CHANDLER
NOTARY PUBLIC
Cobb County
State of Georgia
My Commission Expires 12/06/2021

EXHIBIT A

Survey Description

TRACT 1:

Being a tract of land lying in the 2nd District of Davidson County, Nashville, Tennessee and being Lot 30 of Metrocenter, Resubdivision of Lots 30 & 30A, Section II as recorded in Plat Book 7900, Page 331, Register's Office of Davidson County, Tennessee (RODC). Bounded on the north by Lot 32 of Metrocenter, Resubdivision of Lot 32, Section 20 as recorded in Plat Book 8250, Page 765, RODC, on the east by the western Right-of-Way (ROW) of Great Circle Road, on the south by Lot BOA of said Metrocenter, Resubdivision of Lots 30 & 30A, Section II and on the west by Metropolitan Government of Nashville as recorded in Book 5588, Page 393, RODC. Tract being more particularly described as follows:

POINT OF BEGINNJNG being and iron rod found with Barge cap lying on the western ROW of said Great Circle Road and being the northeast corner of the tract being described; thence with said ROW of Great Circle Road, South 11 °20'19" East 294.01 feet to a found concrete monument; thence with a curve to the left having a length of 244.73 feet, a radius of 521.34 feet, a central angle of 26°53'47", and having a chord bearing and distance of South 24°47'17" East 242.49 feet to a found iron rod with Barge cap; thence leaving said ROW with the common line of said Lot 30A of Metrocenter, Resubdivision of Lots 30 & 30A, Section II, South 51°46'02" West 60.01 feet to a found iron rod with cap; thence continuing with said common line, South 77°05'41" West 489.75 feet to a found iron rod with Barge cap; thence with the common line of said Metropolitan Government of Nashville, North 06°42'31" East 422.28 feet to a found 1/2" iron rod; thence continuing with said common line, North 11 °20'19" West 159.15 feet to a point; thence with the common line of said Lot 32 of Metrocenter, Resubdivision of Lot 32, Section 20, North 77°05'41' East 356.00 feet to the point of beginning.

Tract contains 229,412 square feet, or 5.27 acres.

Bearings based on the Tennessee State Plan Coordinate System.

TRACT 2:

Being a tract of land lying in the 2nd District of Davidson County, Nashville, Tennessee and being Lot 32 of Metrocenter, Resubdivision of Lot 32, Section 20 as recorded in Plat Book 8250, Page 765, Register's Office of Davidson County, Tennessee (RODC). Bounded on the north by Lot 32A of said Metrocenter, Resubdivision of Lot 32, Section 20, on the east by the western Right-of-Way (ROW) of Great Circle Road, on the south by Lot 30 of Metrocenter, Resubdivision of Lots 30 & 30A, Section II as recorded in Plat Book 7900, Page 331, RODC and on the west by Metropolitan Government of Nashville as recorded in Book 5588, Page 393, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being and iron rod found with Barge cap lying on the western ROW of said Great Circle Road and being the southeast comer of the tract being described; thence leaving said ROW of Great Circle Road with the common line of said Lot 30 of Metrocenter, Resubdivision of Lots 30 & 30A, Section II, South 77°05'41" West 356.00 feet to a point; thence with the common line of said Metropolitan Government of Nashville, North 11 °20' 19" West 339.14 feet to a found iron rod with Volunteer Surveying cap; thence with the common line of said Lot 32A of Metrocenter, Resubdivision of Lot 32, Section 20, North 81 °05'53" East 356.68 feet to a found 1/2" iron rod; thence with the ROW of said Great Circle Road along a curve to the left having a length of 23.05 feet, a radius of 542.00 feet a central angle of 02°26'12",

and having a chord bearing and distance of South 10°07'14" East 23.05 feet to a found concrete monument; thence continuing with said ROW, South 11 °20' 19" East 291.20 feet to the point of beginning.
Tract contains 116,266 square feet, or 2.67 acres.

Bearings based on the Tennessee State Plan Coordinate System.

The foregoing descriptions having been prepared by Robert M. Searson (R.L.S. #1666) of S&ME, Inc., 1935 21st Ave South, Nashville, TN 37212 and shown on the survey of 521 & 545 Great Circle Road, Nashville, TN dated June 29, 2018.

Being the same property conveyed to Accent Metrocenter, LP by Special Warranty Deed from Ebon Falcon, LLC of record in Instrument _____201810120101507_____, in the Register's Office of Davidson County, Tennessee.

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).