CONSIDERATION CERTIFICATE

STATE OF TN)

COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me this the 2nd day of November, 2018.

Notary Public

My Commission Expires: 5/6/19

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

Karen Y Johnson Davidson County
Batch# 162495 DEEDQC
11/19/2018 04:03:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181119-0113962

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:

Davenport Downs Owners Asso., Inc.
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301
Attn: Legal Department

SEND TAX BILLS TO:

[SAME]

MAP/PARCEL NO.

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Davenport Downs Holdings, LLC**, a Delaware limited liability company ("Grantor"), has bargained and by these presents does transfer, quitclaim, and convey unto **Davenport Downs Owners Association, Inc.**, a Tennessee non-profit corporation ("Grantee"), Grantee's representatives, successors and assigns, the following:

1. All of Grantors' right, title, and interest in and to certain real property lying and being situated in Davidson County, Tennessee, being common area Open Space Lots 900, 901, 902, 903, 904, 905, and 906, the private drive / alley

areas, and any other common areas and/or open space of the subdivision commonly known as **Davenport Downs**, as more particularly described on the **Final Plat Davenport Downs, Phase 1** of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180925-0095155, to which plat reference is hereby made for a more complete and accurate description.

2. All roadways (the "Roadways") as more particularly shown and described on the **Final Plat Davenport Downs, Phase 1** of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180925-0095155, and as have been dedicated to the Metropolitan Government of Nashville and Davidson County ("Metro") but not yet accepted. Reference to said plat is hereby made for a more complete and accurate description of the roadways.

3. Included in the above-described property, but expressly retained by the Grantor, its representatives, successors, and assigns, is an easement for ingress and egress over and across the Roadways for the completion of construction thereof and the installation of topcoat pavement thereon and activities related thereto all in accordance with the Metro approved plans and specifications for same. This easement shall automatically terminate on the date Metro accepts the completed Roadways.

Being part of the same property conveyed to Davenport Downs Holdings, LLC, a Delaware limited liability company by Deed from PNB Holding Co. 2, Inc, a Tennessee for-profit corporation of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20150326-0026238.

It is understood by Grantor and Grantee that this conveyance is subject to State and County taxes for the year 2018 and subsequent years, a lien but not yet due and payable, easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the 2 day of November, 2018.

GRANTOR:

Davenport Downs Holdings, LLC,
a Delaware limited liability company

By: Hines Davenport Downs Associates, a limited partnership, its Sole Member

By: Hines Interests Limited Partnership, its General Partner

By: Hines Holdings, Inc., its General Partner

By: _____
Print Name: Michael T. Harrison

Its: Senior Managing Director

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Harrison, 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 above-identified officer of **Davenport Downs Holdings, LLC**, a Delaware limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being so authorized, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such officer.

Witness the 31 day of OCTOBER, 2018.

_____
Notary Public

My Commission Expires: 7/5/21

TRISHA J LOBACK NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 5, 2021