Karen Johnson Davidson County
Batch# 201211 DEEDQC
03/04/2019 08:05:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190304-0019106

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Titanville LL, LP c/o Innovatus Capital Partners, LLC 777 Third Avenue, 25th Floor New York, New York 11017	070160014.00	Titanville LL, LP c/o Innovatus Capital Partners, LLC 777 Third Avenue, 25th Floor New York, New York 11017
This instrument prepared by: Mayer Brown LLP 214 North Tyron Street, Suite 3800 Charlotte, NC 28202 ATTN: Jason E. Sito, Esq.		

QUITCLAIM DEED
44 Vantage Way, Nashville, Tennessee 37228
(FEE)

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TDC VANTAGE, LLC**, a North Carolina limited liability company, **BEACH VANTAGE NASHVILLE, LLC**, a Virginia limited liability company, and **VP INVESTMENTS, LLC**, a Virginia limited liability company (***"Grantor"***), by these presents hereby sell, assign and quitclaim to **TITANVILLE LL, LP**, a Delaware limited partnership (***"Grantee"***), Grantee's successors and assigns, all of Grantor's right, title and interest, if any, in and to that certain real property located in Davidson County, Tennessee and more particularly described in **Exhibit A** (the ***"Land"***), attached hereto and incorporated herein by reference, together with all rights, easements, interests and privileges appurtenant to said Land, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said Land, but expressly excluding all buildings, structures, fixtures and other improvements located on the Land (collectively, the ***"Improvements"***).

This conveyance is of the Land only and shall not be construed as a conveyance of the Improvements located upon the Land.

The Land is conveyed expressly subject to all valid limitations, restrictions and encumbrances as may affect the Land that are properly recorded in the Register's Office for Davidson County, Tennessee.

The Land conveyed hereby is located at 44 Vantage Way, Nashville, Tennessee.

[Signatures appear on following pages.]

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 939617

WITNESS this the 25 day of Feb, 2019.

GRANTOR:

TDC VANTAGE, LLC,
a North Carolina limited liability company

By: TDC Vantage Member, LLC,
a North Carolina limited liability company, its Sole Member

By: Dilweg Capital, LLC,
a North Carolina limited liability company, its Manager

By: _____
Name: Jeffrey Al Benson
Title: President

STATE OF NORTH CAROLINA
CITY OF DURHAM

Personally appeared before me, NICOLE MATTHEWS, a Notary Public for the state and city aforesaid, Jeffrey A. Benson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Dilweg Capital, LLC, the Manager of TDC Vantage Member, LLC, the Sole Member of TDC Vantage, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 25 day of Feb, 2019.

Nicole Matthews
NOTARY PUBLIC
My Commission Expires: 12-6-19

NICOLE MATTHEWS
Notary Public
Wake County
NORTH CAROLINA

(Grantor's Signatures continue on following page)

BEACH VANTAGE NASHVILLE, LLC,
a Virginia limited liability company

By: BEACH INVESTMENT CORPORATION,
a Virginia corporation, its sole member

By: Sandra Helm
Name: Sandra Helms
Title: President

STATE OF Virginia
CITY OF Virginia Beach

Personally appeared before me, ~~Matthew Lighthart~~, a Notary Public for the state and city aforesaid, Sandra Helm, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Beach Investment Corp, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 26th day of February 2019.

NOTARY PUBLIC
My Commission Expires: 3/31/2021

MATTHEW MICHAEL LIGHTHART NOTARY PUBLIC MY COMMISSION NUMBER 7714767 COMMONWEALTH OF VIRGINIA

(Grantor's Signatures continue on following page)

VP INVESTMENTS, LLC,
a Virginia limited liability company

By: Bishard Development Corp., a Virginia corporation, its Manager

By: _____
Name: John K. Bishard
Title: VP

STATE OF Virginia
CITY OF Virginia Beach

Personally appeared before me, Melonie McHugh, a Notary Public for the state and city aforesaid, John Bishard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of VP Investments LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 21st day of February 2019.

Melonie McHugh
NOTARY PUBLIC
My Commission Expires: August 31, 2021

MELONIE MCHUGH
Notary Public
Commonwealth of Virginia
Registration No. 256255
My Commission Expires Aug 31, 2021

731402980.3

EXHIBIT A

Legal Description of the Land

The real property situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, TWENTIETH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY SIDE OF VANTAGE WAY EAST OF FRENCH LANDING DRIVE, BEING LOT NO. 6B AS SHOWN ON THE PLAN OF METROCENTER TRACT 6B, AS OF RECORD IN BOOK 5210, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN IN THE NORTHERLY RIGHT OF WAY LINE OF VANTAGE WAY, SAID POINT BEING EASTERLY 454.74 FEET FROM THE EASTERLY RIGHT OF WAY LINE OF FRENCH LANDING DRIVE; THENCE, LEAVING SAID RIGHT OF WAY LINE WITH THE EASTERLY LINE OF LOT NO. 6A AS SHOWN ON THE PLAN OF METROCENTER, TRACT 6A, AS OF RECORD IN BOOK 5190, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 12 DEG. 56' 57" W, 49.98 FEET TO A 5/8" IRON PIN; THENCE, CONTINUING WITH SAID LINE N 03 DEG. 38' 12" W, 361.67 FEET TO A 5/8" IRON PIN IN THE SOUTHERLY LINE OF LOT NO. 6C AS SHOWN ON THE PLAN OF METROCENTER, TRACT 6C, AS OF RECORD IN BOOK 5190, PAGE 491, SAID REGISTER'S OFFICE; THENCE, WITH SAID LINE N 67 DEG. 12' 45" E, 380.73 FEET TO A 1/2" IRON PIN; THENCE, WITH EASTERLY LINE OF SAID LOT 6C, N 22 DEG. 46' 42" W, 355.68 FEET TO A 3/8" IRON PIN IN THE SOUTHERLY LINE OF LOT NO. 7C AS SHOWN ON THE PLAN OF SECTION 15, METROCENTER, TRACT 7C, AS OF RECORD IN BOOK 5190, PAGE 490, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE N 83 DEG. 49' 51" E, 215.63 FEET TO A 1/2" IRON PIN IN THE WESTERLY LINE OF LOT NO. 5B AS SHOWN ON THE PLAN OF METROCENTER, TRACT 5B, AS OF RECORD IN BOOK 5190, PAGE 42, SAID REGISTER'S OFFICE; THENCE, WITH SAID LINE AND THE WESTERLY LINE OF LOT NO. 5A AS SHOWN ON THE PLAN OF METROCENTER, TRACT 5A, AS OF RECORD IN BOOK 4715, PAGE 70, SAID REGISTER'S OFFICE, S 22 DEG. 42' 51" E, 716.19 FEET TO A 5/8" IRON PIN IN THE NORTHERLY RIGHT OF WAY LINE OF VANTAGE WAY; THENCE, WITH SAID RIGHT OF WAY LINE S 67 DEG. 17' 09" W, 350.82 FEET TO A 5/8" IRON PIN; THENCE, CONTINUING WITH SAID RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT 364.58 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 2,216.43 FEET, AND A CHORD BEARING AND DISTANCE OF S 72 DEG. 04' 11" W, 364.17 FEET. CONTAINING 341,007.45 SQUARE FEET OR 7.83 ACRES, MORE OR LESS.

BEING A PORTION OF THE PROPERTY CONVEYED TO TDC VANTAGE, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20170410-0034645 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, A 16.10046% UNDIVIDED INTEREST IN WHICH TDC VANTAGE, LLC CONVEYED TO DILWEG CAPITAL, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20171109-0115472, SAID REGISTER'S OFFICE. DILWEG CAPITAL, LLC FURTHER CONVEYED ITS INTEREST IN SUCH PROPERTY, GRANTING A 12.70788% UNDIVIDED INTEREST IN THE PROPERTY TO BEACH VANTAGE NASHVILLE, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20171109-0115480, SAID REGISTER'S OFFICE, AND A 3.39258% UNDIVIDED INTEREST IN SUCH PROPERTY TO VP INVESTMENTS, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20171109-0115481, SAID REGISTER'S OFFICE.

OATH OF CONSIDERATION

STATE OF NC
CITY OF Durham

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 25 day of Feb, 2019.

Nicole Matthews
NOTARY PUBLIC
My Commission Expires: 12-6-19

NORTH CAROLINA
Notary Public
Wake County
NICOLE MATTHEWS

731402980.3

True Copy Certification

I, Heather Townsend, 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 Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA