Karen Johnson Davidson County
Batch# 207112 DEEDQC
03/18/2019 02:44:28 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190318-0024551

QUITCLAIM DEED

FROM: BEACH LOCKWOOD, LLC, a South Carolina limited liability company, and THE BEACH CO., a South Carolina corporation, collectively, Grantor

TO: BEACH NASHVILLE, LLC, a South Carolina limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Beach Nashville, LLC 211 King Street, Suite 300 Charleston, South Carolina 29401	Same	093-10-0-228.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is ZERO DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of March, 2019.

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BEACH LOCKWOOD, LLC, a South Carolina limited liability company, and THE BEACH CO., a South Carolina corporation (collectively "Grantor"), do quitclaim unto BEACH NASHVILLE, LLC, a South Carolina limited liability company ("Grantee"), its successors and assigns, all of Grantor's

rights, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 530 Sixth Avenue South, Nashville, Tennessee 37203.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGES TO FOLLOW]

Witness my hand this 13th day of March, 2019.

GRANTOR:

BEACH LOCKWOOD, LLC, a South Carolina limited liability company

By: THE BEACH CO., Its: Manager

By: _____

Print Name: J. Darryl Reyna

Title: Executive Vice President

By: _____

Print Name: Charles S. Way, Jr.

Title: Chairman of the Board

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

Before me, ELIZABETH W. KENNEDY, a Notary Public of said County and State, personally appeared J. DARRYL REYNA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be EXECUTIVE VICE PRESIDENT (or other officer authorized to execute the instrument) of The BEACH CO., a South Carolina corporation, the Manager of BEACH LOCKWOOD, LLC the within named bargainor, a South Carolina limited liability company, and that he as such EXECUTIVE VICE PRESIDENT of the Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by him self as EXECUTIVE VICE PRESIDENT

Witness my hand and seal, at Office in CHARLESTON, S.C., this 13th day of March, 2019.

ELIZABETH W KENNEDY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 10, 2021 SOUTH CAROLINA

Elizabeth W Kennedy
Notary Public
My Commission Expires: JUNE 10, 2021

[ACKNOWLEDGMENT CONTINUED ON FOLLOWING PAGE]

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

Before me, ELIZABETH W. KENNEDY a Notary Public of said County and State, personally appeared CHARLES S. WAY, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be CHAIRMAN OF THE BOARD (or other officer authorized to execute the instrument) of The BEACH CO., a South Carolina corporation, the Manager of BEACH LOCKWOOD, LLC the within named bargainor, a South Carolina limited liability company, and that he as such CHAIRMAN OF THE BOARD of the Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by him self as CHAIRMAN OF THE BOARD

Witness my hand and seal, at Office in CHARLESTON, SC, this 13th day of March, 2019.

ELIZABETH W KENNEDY NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES JUNE 10, 2021

Elizabeth W Kennedy
Notary Public
My Commission Expires: JUNE 10, 2021

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

THE BEACH CO., a South Carolina corporation

By: _____

Print Name: J. Darryl Reyna

Title: Executive Vice President

By: _____

Print Name: Charles S. Way, Jr.

Title: ~~Chairman of the Board~~

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

Before me, ELIZABETH W. KENNEDY, a Notary Public of said County and State, personally appeared J. DARRYL REYNA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be EXECUTIVE VICE PRESIDENT (or other officer authorized to execute the instrument) of THE BEACH CO., the within named bargainor, a South Carolina corporation, and that he as such EXECUTIVE VICE PRESIDENT executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as EXECUTIVE VICE PRESIDENT

Witness my hand and seal, at Office in CHARLESTON, S.C., this 13th day of March, 2019.

ELIZABETH W KENNEDY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 10, 2021 SOUTH CAROLINA

Elizabeth W Kennedy

Notary Public
My Commission Expires: JUNE 10, 2021

[ACKNOWLEDGEMENT CONTINUED ON FOLLOWING PAGE]

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

Before me, ELIZABETH W. KENNEDY a Notary Public of said County and State, personally appeared CHARLES S. WAY, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CHAIRMAN OF THE BOARD (or other officer authorized to execute the instrument) of THE BEACH CO., the within named bargainor, a South Carolina corporation, and that he as such CHAIRMAN OF THE BOARD executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as CHAIRMAN OF THE BOARD

Witness my hand and seal, at Office in CHARLESTON, S.C., this 13th day of March, 2019.

ELIZABETH W KENNEDY NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES JUNE 10, 2021

Elizabeth W Kennedy
Notary Public
My Commission Expires: JUNE 10, 2021

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. I

Land in Davidson County, Tennessee, being the southerly part of Lot Number 9 and the southerly part of Lot Number 10 on the plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 6th Avenue South, formerly High Street, at the northwest corner of the property conveyed to Edward Kaeser, Sr. and wife, by deed from F. Compton Wallace and wife, of record in Book 2342, page 189, said Register's Office; thence with the northerly line of said Kaeser property eastwardly 210 feet to the westerly margin of an alley; thence with the said alley northwardly 80 feet, more or less, to the southwest corner of the property conveyed to Morris Wiener by deed from C.H. Phelps and wife, of record in Book 638, page 454, said Register's Office; thence with the southerly line of the Wiener property westwardly 210 feet to the easterly margin of 6th Avenue South; thence with said Avenue southwardly 80 feet, more or less, to the beginning.

TRACT NO. II

Land in Davidson County, Tennessee, being the southerly 22 feet 9 inches of Lot Number 10 all of Lot Number 11 and the northerly 22 feet of Lot Number 12 on the plan of Barrow Grove Addition, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee. Said part of Lot Number 10 and all of Lot Number 11 and part of Lot No. 12 front together 104 feet 9 inches on the easterly side of 6th Avenue South, formerly High Street, and run back between parallel lines 2210 feet to an alley.

Being the same property conveyed to BEACH LOCKWOOD, LLC and THE BEACH CO. and from AMERISITE SIXTH AVENUE SOUTH LLC by Special Warranty Deed dated March 26, 2015, of record as Instrument Number 20150327-0026487, Register's Office for Davidson County, Tennessee.