This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 207112 DEEDQC
03/18/2019 02:44:28 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190318-0024552

QUITCLAIM DEED

FROM: THE BEACH CO., a South Carolina corporation, 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	093-10-0-222.00

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.

MELANIE MAY
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, THE

BEACH CO., a South Carolina corporation ("Grantor"), does 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 512 Lea Avenue, 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:

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 HIM self 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 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 SOUTH CAROLINA MY COMMISSION EXPIRES JUNE 10, 2021

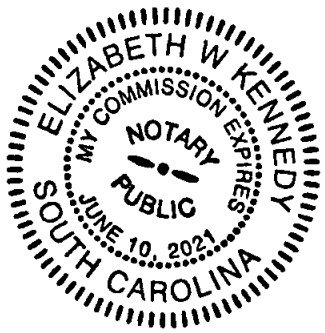
Elizabeth W Kennedy
Notary Public
My Commission Expires: JUNE 10, 2021

[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., 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 him self 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
My Commission Expires: JUNE 10, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in the First Civil District of Davidson County, Tennessee, and being more particularly described according to a property line survey dated April 26, 1994, by Daniels & Associates, Inc., Gregory E. Daniels, Tennessee License No. 1489, as follows:

Beginning at an existing iron pin on the north margin of Lea Avenue at the intersection with the west margin of Alley No. 71; said point being 259.02 feet east of the east margin of Sixth Avenue South; thence, with said north margin of Lea Avenue, North 81° 57' 27" West 144.56 feet to an iron pin set; thence, leaving said north margin of Lea Avenue and with the east boundary of L. Newworth of record in Book 518, page 240, Register's Office for Davidson County, Tennessee, North 26° 30' 34" West 116.28 feet to an iron pin set on the south boundary of Edward Kaeser, Jr., Trustee of record in Book 4177, page 137, Register's Office for said County; thence, with said Kaeser, North 63° 29' 26" East 115.64 feet to an existing iron pin on the west margin of Alley No. 71; thence, with said margin of Alley No. 71, South 27° 30' 00" East 198.30 feet to the point of beginning, containing 18,385 square feet or 0.42 acres, more or less.

Being the same property conveyed to THE BEACH CO. from JPJ PROPERTIES by Special Warranty Deed dated March 26, 2015, of record as Instrument Number 20150327-0026479, Register's Office for Davidson County, Tennessee.