This instrument was prepared by:

J. Bryan Echols, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

Karen Johnson Davidson County
Batch# 207112 DEEDQC
03/18/2019 02:44:28 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190318-0024553

QUITCLAIM DEED

FROM: BEACH NASHVILLE, LLC, a South Carolina limited liability company, 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 Numbers
Beach Nashville, LLC 211 King Street, Suite 300 Charleston, South Carolina 29401	Same	093-10-0-222.00 093-10-0-228.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

J Bry Echols
Affiant

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

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Melinda A Gray
Notary Public
My Commission Expires: 1-6-20

WHEREAS, BEACH NASHVILLE, LLC, a South Carolina limited liability company ("Grantor"), owns two adjacent tax parcels located in Nashville, Davidson County, Tennessee, as hereinafter described; and

WHEREAS, Grantor desires to convey the Property to itself for the sole and express purpose of consolidating the two tax parcels into one tax parcel.

NOW, THEREFORE, 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 NASHVILLE, LLC, a South Carolina limited liability company ("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, and 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 NASHVILLE, LLC, a South Carolina limited liability company

By: BEACH TENNESSEE, LLC, a South Carolina limited liability company, its Sole Member

By: THE BEACH CO., a South Carolina corporation, its Manager

By: _____

Print Name: J. Darryl Reyna

Executive Vice President

Title: _____

By: _____

Print Name: Charles S. Way, Jr.

Chairman of the Board

Title: _____

[ACKNOWLEDGMENT APPEAR 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 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 TENNESSEE, LLC, a South Carolina limited liability company, the Sole Member of BEACH NASHVILLE, LLC, the within named bargainor, a South Carolina limited liability company, and that he as such EXECUTIVE VICE PRESIDENT of the Manager of the Sole Member 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 of the Manager of the Sole Member.

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

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., a South Carolina corporation, the Manager of BEACH TENNESSEE, LLC, a South Carolina limited liability company, the Sole Member of BEACH NASHVILLE, LLC, the within named bargainor, a South Carolina limited liability company, and that he as such CHAIRMAN OF THE BOARD of the Manager of the Sole Member 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 of the Manager of the Sole Member.

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 1 – PARCEL 09310022200:

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 BEACH NASHVILLE, LLC from THE BEACH CO. by Quitclaim Deed of record as Instrument Number 20190318-0024552, Register's Office for Davidson County, Tennessee.

[CONTINUED ON FOLLOWING PAGE]

TRACT 2 – PARCEL 09310022800:

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 NASHVILLE, LLC from BEACH LOCKWOOD, LLC and THE BEACH CO. by Quitclaim Deed of record as Instrument Number 20190318-0024551, Register's Office for Davidson County, Tennessee.

[CONTINUED ON FOLLOWING PAGE]

Tract 2 and Tract 2 are collectively described as set forth below, according to that ALTA/NSPS Land Title & Topographic Survey prepared by Robert M. Searson and dated May 24, 2018.

PROPERTY DESCRIPTION

A tract of land in the City of Nashville, Davidson County, Tennessee being part of Lots 9, 12 and 13 and Lots 10 and 11 of the Barrow Grove Subdivision as recorded in Book S, Page 279, Register's Office Davidson County, Tennessee (R.O.D.C.,TN), bounded on the North by the remainder of said Lot 9, also being the Andrew Ewing, Jr. and Ada T. Smith tract as recorded in Book 10297, Page 605, (R.O.D.C.,TN), bounded on the east by the western Right of Way (ROW) of Alley Number 71, bounded on the south by the northern ROW of Lea Avenue, bounded on the southwest by the CFM Investment Trust Tract as recorded in Instrument Number 20161123-0123960, (R.O.D.C.,TN) and bounded on the west by the eastern ROW of 6th Avenue South, and being more particularly described as follows:

BEGINNING being an iron rod new at the northwestern Right of Way (ROW) intersection of Lea Avenue and Alley Number 71;

Thence along northern ROW of Lea Avenue, N 83° 03' 12" W 151.74 feet to an iron rod new;

Thence along the common lines with the CFM Investment Trust Tract as recorded in Instrument Number 20161123-0123960, (R.O.D.C.,TN), N 26° 32' 50" W 113.15 feet to an iron rod new;

Thence S 62° 30' 30" W 91.63 feet to an iron rod new in the eastern ROW of 6th Avenue South;

Thence along said eastern ROW, N 27° 11' 36" W 184.75 feet to an iron rod new;

Thence along the common line with the Andrew Ewing, Jr. and Ada T. Smith tract, N 62° 25' 12" E 213.35 feet to an iron rod new in the western ROW of Alley Number 71;

Thence along said western ROW, S 27° 34' 48" E 384.03 feet to the point of beginning.

Tract contains 58,960 square feet or 1.35 Acres, more or less.

Bearings based on Tennessee State Plane Coordinate System.