(1) GSRM Box 44

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
4110 Charlotte Investors, LLC c/o Gullett Sanford Robinson & Martin, PLLC, Attn: William T. Smith 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201	09112018800	4110 Charlotte Investors, LLC c/o Gullett Sanford Robinson & Martin, PLLC, Attn: William T. Smith 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED
TRANSACTION NUMBER 14-01-004

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 all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **4110 CHARLOTTE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors and assigns, any interest in the real property described in Exhibit A, and depicted on Exhibit B, which are attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 4110 Charlotte Ave., Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $5,000,000.00

Affiant

Subscribed and sworn to before me this 26th day of March, 2019.

Loretta Marie Baltz
Notary Public
My Commission Expires: 3/3/2020

LORETTA MARIE BALTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 211732 DEEDQC
03/29/2019 01:02:19 PM 4 pgs
Fees: $23.00 Taxes: $18,500.00

20190329-0028661

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of March, 2019.

GRANTOR:

STATE OF TENNESSEE

By: Christi W. Branscom 3/5/2019
Christi W. Branscom, Commissioner of the Department of General Services

APPROVED:

Herbert H. Slatery III
Herbert H. Slatery III, Attorney General and Reporter

Bill Lee
Bill Lee, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Christi W. Branscom, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Commissioner of the Department of General Services, and that she as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by herself as Commissioner.

Witness my hand and seal at office this the 5th day of March, 2019.

LORETTA MARIE BALTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Loretta Marie Baltz
Notary Public

My Commission Expires: March 3, 2020

Exhibit A

BEING A CERTAIN TRACT OF LAND LOCATED IN THE 24TH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND GENERALLY BOUNDED ON THE NORTH BY INTERSTATE 40 (RIGHT-OF-WAY WIDTH VARIES); ON THE EAST BY CSX RAILROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE SYLVAN STATION, LLC PROPERTY OF RECORD IN INSTRUMENT NO. 20160606-0057000, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.); ON THE SOUTH BY CHARLOTTE AVENUE (80 FOOT RIGHT-OF-WAY WIDTH); AND ON THE WEST BY 42ND AVENUE NORTH (100 FOOT RIGHT-OF-WAY WIDTH), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTH RIGHT-OF-WAY LINE OF CHARLOTTE AVENUE (40 FEET FROM THE CENTERLINE) AND THE EAST RIGHT-OF-WAY OF 42ND AVENUE NORTH (50 FEET FROM THE CENTERLINE) AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING THE NORTH RIGHT-OF-WAY OF CHARLOTTE AVENUE WITH THE EAST RIGHT-OF-WAY OF 42ND AVENUE, N 01° 49' 55" W, 403.79 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOCIATES" IN THE SOUTH RIGHT-OF-WAY OF INTERSTATE 40;

THENCE, LEAVING 42ND AVENUE WITH SAID SOUTH RIGHT-OF-WAY OF INTERSTATE 40, N 88° 02' 19" E, 154.74 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOCIATES" IN THE WEST RIGHT-OF-WAY OF SAID CSX RAILROAD;

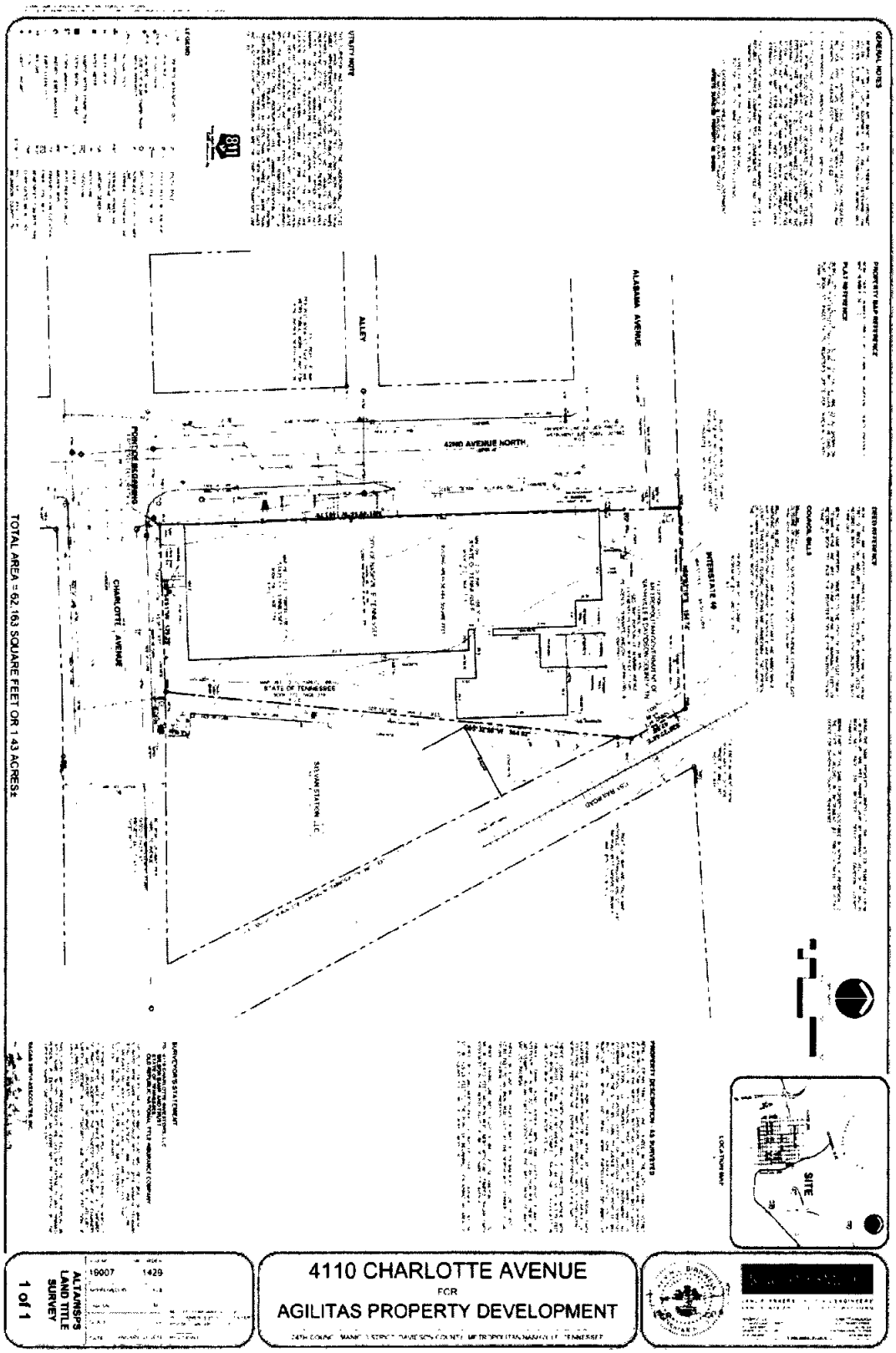
THENCE, WITH SAID WEST RIGHT-OF-WAY OF CSX RAILROAD, S 28° 25' 45" E, 47.60 FEET TO AN IRON ROD (OLD) AT THE NORTH MOST CORNER OF SAID SYLVAN STATION, LLC PROPERTY;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY OF CSX RAILROAD, S 05° 32' 58" W, 364.02 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOCIATES" IN THE NORTH RIGHT-OF-WAY OF CHARLOTTE AVENUE;

THENCE, WITH SAID NORTH RIGHT-OF-WAY OF CHARLOTTE AVENUE, S 87° 54' 51" W, 129.29 FEET TO THE **POINT OF BEGINNING,** CONTAINING AN AREA OF 62,163 SQUARE FEET OR 1.43 ACRES MORE OR LESS, ALL ACCORDING TO THE ALTA/NSPS LAND TITLE SURVEY DATED JANUARY 30, 2019, LAST REVISED FEBURARY 19, 2019, OF KEVIN L. BIRDWELL, TN RLS NO. 1797, RAGAN-SMITH-ASSOCIATES, INC., 315 WOODLAND STREET, NASHVILLE, TN 37206, JOB NO. 19007.

Being the same property conveyed to the State of Tennessee by deeds of record in Book 567, page 234, Book 772, page 318, and Book 772, page 319, Register's Office for Davidson County, Tennessee. Also being PART OF the same property that reverted to the State of Tennessee pursuant to Notice of Reversion to the State of record as Instrument No. 20170802-0078631, Register's Office for Davidson County, Tennessee.

Exhibit B


4110 CHARLOTTE AVENUE
FOR
AGILITAS PROPERTY DEVELOPMENT
ALTA/NSPS LAND TITLE SURVEY
1 of 1
TOTAL AREA = 62,163 SQUARE FEET OR 1.43 ACRES±
ALLEY
ALABAMA AVENUE
42ND AVENUE NORTH
CHARLOTTE AVENUE
INTERSTATE 65
SITE