This Instrument Prepared By:
NELSON MULLINS RILEY & SCARBOROUGH LLP
One Nashville Place
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219
Attn: Josiah R. Reid

Karen Johnson Davidson County
Batch# 222887 DEEDQC
04/29/2019 08:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190429-0038806

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
CBR HCN, LLC Attn: Ryan Finley 222 2ND Avenue South Nashville, TN 37201	New Owner	093-06-4-091.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CBR 217 2ND AVENUE, LLC**, a Tennessee limited liability company ("***Grantor***"), does hereby quitclaim and convey unto **CBR HCN, LLC,** a Delaware limited liability company ("***Grantee***"), all of Grantor's right, title and interest in and to the parcel of real estate more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "***Property***"), which is improved real property located at 217 2nd Avenue South, Nashville, Davidson County, Tennessee.

Such Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, dated and effective as of the 23rd day of April, 2019.

GRANTOR:

CBR 217 2ND AVENUE, LLC a Tennessee limited liability company

By: William A. McKnight
Name: William A. McKnight
Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared William A. McKnight with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of CBR 217 2ND Avenue, LLC, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained by signing his name as Secretary.

Witness my hand, at office, this 23rd day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
[SEAL]
My Comm. Expires
May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 23rd day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 5/5/2020

[SEAL] Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires
May 5, 2020

217 2ND AVENUE SOUTH LEGAL DESCRIPTION

Land in Davidson County, Tennessee described as follows:

Being Lot 1 on the plan of Realignment of Molloy Street recorded on plat of record in Instrument No. 20190115-0004236, in the Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate description.

As described on that certain ALTA/NSPS Survey, dated February 26, 2019, last revised on March 20, 2019, and made by Brad T. Thomas, RLS No. 2431, for Barge Design Solutions, Inc. and designated File No. 3446307, as follows:

Being land in the Central Business Improvement District, 19th Councilmanic District, Nashville, Davidson County, Tennessee. Being generally located to the north of Molloy Street, to the east of Third Avenue South, to the west of Second Avenue South, and south of the property conveyed to Demonbreun Realty Holding Company, LLC, by deed of record in Instrument No. 20140722-0064876, R.O.D.C. Being Lot No. 1, as shown on the Subdivision for Realignment of Molloy Street, of record in Instrument No. 20190115-0004236, R.O.D.C., and being more particularly described as follows:

BEGINNING at the northeasterly quadrant of the intersection of Molloy Street and Third Avenue South;

THENCE, with the easterly right-of-way of Third Avenue South, N 27°21'08" W, 87.99 feet to the southwest corner of aforementioned Demonbreun Realty Holding Company, LLC;

THENCE, with the southerly line of said Demonbreun Realty Holding Company, LLC, the following calls:

N 62°28'49" E, 106.57 feet,
N 27°13'53" W, 61.66 feet,
N 62°15'19" E, 106.70 feet to the westerly right-of-way of Second Avenue South;

THENCE, with said Second Avenue South, S 27°06'40" E, 149.96 feet to the northwest quadrant of the intersection of Second Avenue South and Molloy Street;

THENCE, with the northerly right-of-way of Molloy Street, S 62°26'56" W, 212.77 feet to the POINT OF BEGINNING, containing 25,323 square feet or 0.58 acres, more or less.

Being the same property conveyed to CBR 217 2ND Avenue, LLC, a Tennessee limited liability company by Deed of record in Instrument No. 20180611-055894, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

