Karen Johnson Davidson County
Batch# 236101 DEEDQC
05/29/2019 04:01:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190529-0050902

This instrument was prepared by:
Eversheds Sutherland
999 Peachtree Street NE
Suite 2300
Atlanta, GA 30309
Attn: Pedro Dorado

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 948709

QUITCLAIM DEED

FROM: GERMANTOWN CREATIVE LP, a Delaware limited partnership, as Grantor

TO: NEUHOFF ACQUISITION LLC, a Delaware limited liability company, as Grantee

Address New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map/Parcel: Numbers
c/o J.P. Morgan Asset Management 383 Madison Avenue New York, NY 10017	Same	Map 82-09 Parcel :234.00, 469.00 and 470.00

STATE OF: NEW YORK
COUNTY OF : NEW YORK

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the day of May 22, 2019.

Notary Public
My Commission Expires: December 4, 2022

PATRICIA A. BANKS
Notary Public - State of New York
NO. 01BA6156801
Qualified in New York County
My Commission Expires Dec 4, 2022

THIS QUITCLAIM DEED is from **GERMANTOWN CREATIVE LP**, a Delaware limited partnership (the "Grantor"), to **NEUHOFF ACQUISITION LLC**, a Delaware limited liability company (the "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has, or may have had, in and to that tract or parcel of land lying and being in Davidson County, Tennessee as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to Grantee, so said that Grantor shall not at any time by any means or ways have, claim or demand any right or title to said tract or parcel of land or any improvements thereon, if any, or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 28 day of May, 2019.

GERMANTOWN CREATIVE, LP, a Delaware limited partnership

By: GTC GP, LLC, a Delaware limited liability company, its General Partner

By: GA-TPA Creative Holdings I, LP, a Delaware limited partnership, its Sole Member

By: TG Creative, LLC, a Georgia limited liability company, its General Partner

By: _____[SEAL]
Nathan P. Pramik, Manager

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Nathan P. Pramik, 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 manager of TG Creative, LLC, the general partner of GA-TPA Creative Holdings I, LP, the sole member of GTC GP, LLC, the general partner of **GERMANTOWN CREATIVE, LP**, a Delaware limited partnership, the within named bargainor, and that he as such manager, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited partnership.

Witness my hand and seal, at office in Atlanta, Georgia this 28 day of May, 2019.

_____
Notary Public
My commission expires: April 02, 2021
[SEAL]

STEPHANIE STOBBE GRAVES NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 02, 2021

42161480.1

EXHIBIT A

Tract 1:

BEING A TRACT OF LAND IN THE 19TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE INTERSECTION OF SOUTHERLY MARGIN OF TAYLOR STREET AND THE EASTERLY MARGIN OF SECOND AVENUE NORTH ALSO BEING THE NORTHWEST MOST CORNER OF SAID TRACT OF LAND.
THENCE WITH THE SOUTHERLY MARGIN OF TAYLOR STREET LEAVING SAID RIGHT-OF-WAY OF SECOND AVENUE NORTH N 63°08'00"E 366.65' TO AN IRON PIN FOUND IN THE WESTERLY MARGIN OF FIRST AVENUE NORTH;
THENCE WITH SAID RIGHT-OF-WAY S 27°05'59"E 573.24' TO AN IRON PIN FOUND IN THE NORTHLY MARGIN OF MONROE STREET;
THENCE WITH SAID RIGHT-OF-WAY S 62°55'53"W 365.52' TO AN IRON PIN FOUND IN THE EASTERLY MARGIN OF SECOND AVENUE NORTH;
THENCE WITH SAID RIGHT-OF-WAY N 27°06'45"W 574.52' TO THE POINT OF BEGINNING. CONTAINING 209,802.48 SF OR 4.82 ACRES MORE OR LESS.

As shown on ALTA/NSPS Land Title Survey of Tax Map 82-09, Parcel 234, prepared by Timothy Mark Donlon, RLS Tennessee No. 2297, with Donlon Land Surveying, LLC, dated April 9, 2019, designated as Job No. 219023, signed and sealed on May 24, 2019.

Being the same property conveyed to Germantown Creative, LP, a Delaware limited partnership, by deed from BTP Nashville LLC, a Delaware limited liability company, of record as Instrument No. 20161019-0110723, dated October 18, 2016, said Register's Office.

Tract 2

Also being the same property further described as follows:

BEING A TRACT OF LAND IN THE 19TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE INTERSECTION OF TAYLOR STREET AND SECOND AVENUE NORTH ALSO BEING THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND.
THENCE LEAVING TAYLOR STREET WITH THE EASTERLY MARGIN OF SECOND AVENUE NORTH N 27°04'53"W 298.96' TO AN 'X' FOUND IN THE CONCRETE;
THENCE LEAVING SAID RIGHT-OF-WAY N 62°59'44"E 174.94' TO A FENCE CORNER;
THENCE S 27°08'07"E 199.62' TO AN IRON PIN FOUND;
THENCE S 26°59'31"W 99.78' TO A MAGNETIC NAIL FOUND IN THE NORTHERLY MARGIN OF TAYLOR STREET;
THENCE WITH SAID RIGHT-OF-WAY S 63°08'26"W 174.97' TO THE POINT OF BEGINNING. CONTAINING 52,368.00 SF OR 1.20 ACRES MORE OR LESS.

As shown on ALTA/NSPS Land Title Survey of Tax Map 82-09, Parcel 469.00 & 470.00, prepared by Timothy Mark Donlon, RLS Tennessee No. 2297, with Donlon Land Surveying, LLC, dated April 9, 2019, designated as Job No. 219022, signed and sealed on May 24, 2019.

Being the same property conveyed to Germantown Creative, LP, a Delaware limited partnership, by deed from BTP Nashville LLC, a Delaware limited liability company, of record as Instrument No. 20181213-0121569, dated December 12, 2018, said Register's Office.

True Copy Certification

I, Heather Townsend, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend 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: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA