THIS INSTRUMENT PREPARED BY:
Bret L. Block, Esq.
Fine and Block Attorneys
2060 Mount Paran Road, NW
Suite 106
Atlanta, Georgia 30327

Karen Johnson Davidson County
Batch# 247292 DEEDQC
06/24/2019 09:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190624-0060643

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) PNF-Nashville, LLC Attn: Anthony L. Paalz, President	(NAME) PNF-Nashville, LLC Attn: Anthony L. Paalz, President	Map 107, Parcel 147 Map 108, Parcel 2
(STREET ADDRESS OR ROUTE NUMBER) 2060 Mount Paran Road, NW Suite 207	(STREET ADDRESS) 2060 Mount Paran Road, NW Suite 207	
(CITY) (STATE) (ZIP) Atlanta, GA 30327	(CITY) (STATE) (ZIP) Atlanta, GA 30327	

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Park 'N Fly, LLC, a Delaware limited liability company, by these presents does hereby quitclaim and convey unto PNF-Nashville, LLC, a Delaware limited liability company, successors and assigns, all of its right, title and interest in and to the following described tract of land:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is being made subject to that certain Deed of Trust, Security Agreement and Fixture Filing by 565 Royal Pkwy LLC, a Georgia limited liability company to Joseph B. Pitt, Jr., as Trustee for the benefit of Bank of North Georgia, a Division of Synovous Bank, dated July 15th, 2014, filed for record on July 21st, 2014, recorded as Instrument No. 20140721-0064456, in the Register's Office of Davidson County, Tennessee, and that certain Assignment of Leases and Rents of record as Instrument No. 20140721-0064457, in the Register's Office for Davidson County, Tennessee.

STATE OF Georgia
COUNTY OF Fulton The actual consideration for this transfer is $0.00

Affiant *PARK 'N FLY, LLC, a Delaware limited liability company f/k/a Park 'N Fly, Inc., a Delaware corporation*

By: _____
Michael D. Deaderick, its Vice President & CFO

Subscribed and sworn to before me this 21st day of June, 20____.

(Affix Seal) *Notary Public* _____

My commission expires: _____

KATHERINE MONTERDE NOTARY EXPIRES GEORGIA Nov. 5, 2019 PUBLIC COBB COUNTY

This is (Check One) unimproved ( ) improved (X) property, known as:

565 and 580 Royal Parkway, Nashville, Tennessee

(House Number) (Street) (P.O. Address) (City or Town)

Witness our hand this 21st day of June, 2019, the company party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PARK 'N FLY, LLC, a Delaware limited liability company
f/k/a Park 'N Fly, Inc., a Delaware corporation

By: _____
Michael D. Deaderick, its Vice President

STATE OF Georgia
COUNTY OF Fulton

PERSONALLY appeared before me, Katherine Monterde, a Notary Public in and for said County and State, MICHAEL D. DEADERICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged such person to be the Vice President of Park 'N Fly, LLC, a Delaware limited liability company, f/k/a Park 'N Fly, Inc., a Delaware corporation, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of the company in his capacity as Vice President.

WITNESS my hand, at office this 21st day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____ [NOTARY SEAL]

KATHERINE MONTERDE NOTARY EXPIRES GEORGIA Nov. 5, 2019 PUBLIC COBB COUNTY

4825-1852-20101
PNF\nashville\property contributions\quit claim deed 06_14_19

EXHIBIT A

LEGAL DESCRIPTION

TRACT I

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARCEL A ON THE PLAN OF REVISION OF PLAT, LOT NO. 1, ROYAL PARK BUSINESS CENTER OF RECORD IN INSTRUMENT NO. 20040812-0097516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 4 AS SHOWN ON THE PLAN OF "RESUBDIVISION OF LOT 3, ANDERSON PROPERTIES LAND" AS OF RECORD IN PLAT BOOK 7900, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

1. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY, AND WITH THE WESTERLY PROPERTY LINE OF SAID LOT 4, SOUTH 08 DEGREES 42 MINUTES 06 SECONDS WEST, 199.86 FEET TO AN IRON ROD (NEW) IN THE EASTERLY BOUNDARY LINE OF LARKWOOD SUBDIVISION AS OF RECORD IN PLAT BOOK 2900, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY BOUNDARY LINE OF LARKWOOD SUBDIVISION, IN PART, NORTH 82 DEGREES 19 MINUTES 36 SECONDS WEST, 248.42 FEET TO A PLANTED STONE (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT 1 AS SHOWN ON THE PLAN OF "REVISION OF PLAT LOT NO. 1 ROYAL PARK BUSINESS CENTER" AS OF RECORD IN INSTRUMENT NO. 20040812-0097516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:
3. WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 1, NORTH 26 DEGREES 04 MINUTES 08 SECONDS EAST, 213.54 FEET TO AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY; THENCE,
4. WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTWARDLY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1174.17 FEET, A CENTRAL ANGLE OF 03 DEGREES 05 MINUTES 30 SECONDS, FOR AN ARC LENGTH OF 63.36 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 26 MINUTES 35 SECONDS EAST, 63.35 FEET; THENCE,
5. SOUTH 81 DEGREES 59 MINUTES 12 SECONDS EAST, 121.30 FEET TO THE POINT OF BEGINNING.

TRACT I CONTAINS 43,498 SQUARE FEET OR 0.999 ACRES, MORE OR LESS, ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF LOT NO. 1 AND PARCEL "A" - THOMAS NELSON, INC., 565 AND 580 ROYAL PARKWAY, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, PREPARED BY JAMES TERRY & ASSOCIATES, DATED JULY 2, 2014, LAST REVISED JULY 7, 2014, JOB NUMBER 2013-141.

TRACT II

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS LOT NO. 1 ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE PLAT OF "W.B. WIGGINS, JR. SUBDIVISION" AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, NORTH 80 DEGREES, 13 MINUTES 15 SECONDS WEST, 403.48 FEET TO AN IRON ROD (FOUND); THENCE,
2. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1007.50 FEET, A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 15 SECONDS, FOR AN ARC LENGTH OF 429.42 FEET TO A P.K. NAIL (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO UNITED STATES POSTAL SERVICE AS OF RECORD IN BOOK 5944, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 00 MINUTES 37 SECONDS WEST, 426.18 FEET; THENCE,
3. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, AND WITH THE EASTERLY PROPERTY LINE OF UNITED STATES POSTAL SERVICE, NORTH 08 DEGREES 22 MINUTES 09 SECONDS EAST, 1107.48 FEET TO AN EXISTING POST IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO VIRGINIA SUE HUDSON AS OF RECORD IN INSTRUMENT NO. 20060713-0084165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE SOUTHERLY PROPERTY LINE OF SAID HUDSON, IN PART, NORTH 86 DEGREES 48 MINUTES 41 SECOND EAST, 17.93 FEET TO AN IRON ROD (FOUND); THENCE,
5. NORTH 03 DEGREES 32 MINUTES 07 SECONDS EAST, 29.06 FEET TO AN IRON ROD (FOUND); THENCE,
6. NORTH 86 DEGREES 47 MINUTES 54 SECONDS EAST, 287.52 FEET TO AN IRON ROD (FOUND) IN THE WEST PROPERTY LINE OF LOT NO. 2 AS SHOWN ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE WESTERLY AND SOUTHERLY PROPERTY LINES OF SAID LOT NO. 2 THOMAS NELSON DEVELOPMENT, SOUTH 05 DEGREES 44 MINUTES 11 SECONDS WEST, 400.77 FEET TO AN IRON ROD (NEW); THENCE,
8. SOUTH 81 DEGREES 38 MINUTES 12 SECONDS EAST, 243.43 FEET TO AN IRON ROD (NEW); THENCE,
9. SOUTH 08 DEGREES 13 MINUTES 56 SECONDS WEST, 137.71 FEET TO AN IRON ROD (NEW); THENCE,
10. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 37.21 FEET, A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 47 SECONDS, FOR AN ARC LENGTH OF 32.08 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 22 MINUTES 48 SECONDS EAST, 31.09 FEET; THENCE,
11. SOUTH 46 DEGREES 54 MINUTES 18 SECONDS EAST, 22.26 FEET TO AN IRON ROD (NEW); THENCE,
12. SOUTH 62 DEGREES 09 MINUTES 10 SECONDS EAST, 12.78 FEET TO AN IRON ROD (NEW); THENCE,
13. SOUTH 81 DEGREES 43 MINUTES 39 SECONDS EAST, 15.97 FEET TO AN IRON ROD (NEW); THENCE,
14. SOUTH 08 DEGREES 16 MINUTES 21 SECONDS WEST, 340.00 FEET TO AN IRON ROD (NEW); THENCE,
15. SOUTH 81 DEGREES 17 MINUTES 41 SECONDS EAST, 195.82 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED LOT NO. 1, W.B. WIGGINS, JR. SUBDIVISION AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
16. WITH THE WESTERLY PROPERTY LINE OF SAID LOT NO. 1, W.B. WIGGINS, JR. SUBDIVISION, IN PART, SOUTH 08 DEGREES 30 MINUTES 34 SECONDS WEST, 385.78 FEET TO THE POINT OF BEGINNING.

TRACT II CONTAINS 722,257 SQUARE FEET OR 16.581 ACRES, MORE OR LESS, ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF LOT NO. 1 AND PARCEL "A" - THOMAS NELSON, INC., 565 AND 580 ROYAL PARKWAY, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, PREPARED BY JAMES TERRY & ASSOCIATES, JULY 2, 2014, LAST REVISED JULY 7, 2014, JOB NUMBER 2013-141.

TOGETHER WITH ALL EASEMENTS UNDER AND BY VIRTUE OF RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN UNITED STATES POSTAL SERVICE AND THOMAS NELSON, INC., UNDATED, FILED FEBRUARY 21, 1992, RECORDED IN BOOK 8555, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS AMENDED BY ADDENDUM TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN THOMAS NELSON, INC. AND UNITED STATES POSTAL SERVICE, DATED MAY __, 1992, FILED AUGUST 19, 1992, RECORDED IN BOOK 8706, PAGE 66, AFORESAID RECORDS.

Being the same property conveyed to Park 'N Fly, Inc., a Delaware corporation, by Special Warranty Deed of record in Instrument No. 20170216-0015924, in the Register's Office of Davidson County, Tennessee. The said Park 'N Fly, Inc. is now known as Park 'N Fly, LLC, a Delaware limited liability company, pursuant to Certificate of Conversion filed with the Delaware Secretary of State's Office.

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY