Karen Johnson Davidson County
Batch# 272826 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190816-0082402

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (JFS)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Foster Street Partners, LLC c/o Emerald Real Estate Partners, LLC 1048 Irvine Avenue, Suite 767 Newport Beach, CA 92660	New Owner	082-11-0-083.00 and 082-11-0-085.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FOSTER REAL ESTATE HOLDINGS, LLC, (the "Grantor"), a Tennessee limited liability company, does hereby quitclaim and convey unto FOSTER STREET PARTNERS, LLC, (the "Grantee"), a Delaware limited liability company, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

See Exhibit A attached hereto.

The Property is improved property known as 515 Foster Street, Nashville. Davidson County, Tennessee..

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me, this 14th day of August, 2019.

NOTARY PUBLIC

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 14th day of August, 2019.

GRANTOR:

FOSTER REAL ESTATE HOLDINGS, LLC

By: _____

David Darst, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared David Darst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Foster Real Estate Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as a member.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2019.

_____

NOTARY PUBLIC

My Commission Expires:

1/3/22

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Parcel 83.00 - Legal Description

Property located in the 5th Councilmanic District of Nashville Davidson County, Tennessee being part of Lot "C" on the Plan of W.L. Foster's Second Addition to Edgefield of record in Plat Book 21, Page 49, Register's Office for Davidson County, Tennessee. Also, being Lots 1, 2, 3, 4, 5, 9 and 7 on an unrecorded plan of Proposed Industrial Sites, W.R. Cornelius Property and a part of a triangular strip of ground lying west of and adjacent to Lots 4, 5, 6, and 7, not of record. Also, being Lots 137, 138, 149, 150, 151, 152 and 153, and part of Lots 125, 126, 127, 136, 147, 148, 159, 160, 161 and 162 of Bransford Subdivision of McWhirter Tract of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee and parts of Marina Street and Mansfield Street and a 12-Foot alley closed by Metropolitan Council Bill No. 64-257, also being shown as Parcel 83.00 on Davidson County property map 82-11 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the easterly right-of-way of the CSX Railroad, being the northeast terminus of Foster Street and being the southwest corner of the herein described tract;

Thence, following the easterly right-of-way of said CSX Railroad North 28 Degrees 15 Minutes 31 Seconds East, 960.99 Feet to an Iron Rod (New);

Thence, South 83 Degrees 06 Minutes 23 Seconds East, 21.48 Feet to an Iron Rod (New);

Thence, North 28 Degrees 12 Minutes 52 Seconds East, 498.90 Feet to an Iron Rod (New) on the westerly right-of-way of Ellington Parkway;

Thence, leaving the easterly right-of-way of said CSX Railroad and following the westerly right-of-way of said Ellington Parkway South 62 Degrees 03 Minutes 00 Seconds East, 80.91 Feet to a concrete right-of-way monument (Old);

Thence, with a curve to the left having a central angle of 10 Degrees 34 Minutes 04 Seconds, a radius of 2365.83 Feet, an arc length of 436.36 Feet and a chord bearing and length of South 20 Degrees 58 Minutes 37 Seconds West, 435.74 Feet to an Iron Rod (New);

Thence, South 14 Degrees 24 Minutes 53 Seconds West, 205.15 Feet to a concrete right-of-way monument;

Thence, South 13 Degrees 12 Minutes 32 Seconds West, 219.30 Feet to a concrete right-of-way monument;

Thence, South 14 Degrees 44 Minutes 44 Seconds West, 225.71 Feet to a concrete right-of-way monument;

Thence, with a curve to the right having a central angle of 17 Degrees 42 Minutes 37 Seconds, a radius of 888.93 Feet, an arc length of 274.77 Feet and a chord bearing and length of South 27 Degrees 27 Minutes 19 Seconds West, 273.68 Feet to an Iron Rod (New);

Thence, South 47 Degrees 50 Minutes 00 Seconds West, 118.73 Feet to a concrete right-of-way monument;

Thence, with a curve to the left having a central angle of 109 Degrees 37 Minutes 56 Seconds, a radius of 50.00 Feet, and arc length of 95.67 Feet and a chord bearing and length of North 03 Degrees 44 Minutes 05 Seconds East, 81.73 Feet to a point;

Thence, North 82 Degrees 31 Minutes 23 Seconds East, 251.66 Feet to the Point of Beginning.

Containing 304,444 Square Feet or 6.99 Acres.

Being the same property conveyed to Foster Real Estate Holdings, LLC of record in Instrument No. 20141105-0102343, Register's Office for Davidson County, Tennessee.

Parcel 85.00 - Legal Description

Property located in the 5th Councilmanic District of Nashville Davidson County, Tennessee being parts of Lots 20, 35, and 36 and part of Lonely Street and Marks Street, as closed by Metropolitan Council Bill No. 64-257 on the plan of Westmore's Union Bank Property of record in Plat Book 161, Page 91, Register's Office for Davidson County, Tennessee, part of Foster Street as closed by Metropolitan Council Bill No. 78-1092 and Lots 66 and 67 and property adjoining same as shown on St. Alban's Plan of record in Plat Book 21, Page 37, Register's Office for Davidson County, Tennessee and in Plan Book 2, Page 18, Chancery Court at Nashville, also being shown as Parcel 85.00 on Davidson County property map 82-11 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the easterly right-of-way of the CSX Railroad, being the northeast terminus of Foster Street and being the northwest corner of the herein described tract;

Thence, leaving the easterly right-of-way of said CSX Railroad South 82 Degrees 31 Minutes 23 Seconds East, 251.66 Feet to a point;

Thence, with a curve to the right having a central angle of 109 Degrees 37 Minutes 56 Seconds, a radius of 50.00 Feet, an arc length of 95.67 Feet and a chord bearing and length of South 03 Degrees 44 Minutes 05 Seconds East, 81.73 Feet to a concrete right-of-way monument (Old) on the westerly right-of-way of Ellington Parkway;

Thence, South 51 Degrees 04 Minutes 54 Seconds West, 163.49 Feet to a concrete right-of-way monument (Old);

Thence, South 50 Degrees 58 Minutes 31 Seconds West, 536.52 Feet to an Iron Rod (New);

Thence, South 42 Degrees 30 Minutes 31 Seconds West, 158.85 Feet to an Iron Rod (Old) on the easterly right-of-way of the CSX Railroad;

Thence, following the easterly right-of-way of said CSX Railroad with a curve to the left having a central angle of 10 Degrees 02 Minutes 35 Seconds, a radius of 818.51 Feet, an arc length of 143.47 Feet and a chord bearing and length of North 35 Degrees 27 Minutes 35 Seconds East, 143.29 Feet to an Iron Rod (New);

Thence, North 29 Degrees 26 Minutes 28 Seconds East, 637.55 Feet to the Point of Beginning.

Containing 106,201 Square Feet or 2.44 Acres.

Being the same property conveyed to Foster Real Estate Holdings, LLC of record in Instrument No. 20141105-0102343, Register's Office for Davidson County, Tennessee.