This instrument was prepared by:

J. Bryan Echols, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

Karen Johnson Davidson County
Batch# 283764 DEEDQC
09/10/2019 03:48:24 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190910-0091579

QUITCLAIM DEED

FROM: BEACH NASHVILLE II, LLC, a South Carolina limited liability company, Grantor

TO: SIXTH SOUTH, LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Sixth South, LLC 211 King Street, Suite 300 Charleston, South Carolina 29401	Same	093-10-0-228.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO DOLLARS ($0.00).

Brandy Gomez
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of September, 2019.

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Connie Cantrell
Notary Public
My Commission Expires:_____

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BEACH NASHVILLE II, LLC, a South Carolina limited liability company ("Grantor"), does quitclaim unto SIXTH SOUTH, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 530 Sixth Avenue South, Nashville, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGES TO FOLLOW]

Witness my hand this 30th day of August, 2019.

GRANTOR:

BEACH NASHVILLE, LLC, a South Carolina limited liability company

By: BEACH TENNESSEE, LLC, a South Carolina limited liability company, its Sole Member

By: THE BEACH CO., a South Carolina corporation, its Manager

By: _____

Print Name: Tyler E. Cooper

Title: Vice President

By: _____

Print Name: Leonard D. Way

Title: Corporate Secretary

[ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE]

STATE OF South Carolina)
)
COUNTY OF Charleston)

Before me, Chloé C. Medert, a Notary Public of said County and State, personally appeared Tyler E. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President (or other officer authorized to execute the instrument) of THE BEACH CO., a South Carolina corporation, the Manager of BEACH TENNESSEE, LLC, a South Carolina limited liability company, the Sole Member of BEACH NASHVILLE, LLC, the within named bargainor, a South Carolina limited liability company, and that he as such Vice President of the Manager of the Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by him self as Vice President of the Manager of the Sole Member.

Witness my hand and seal, at Office in Charleston, SC, this 30th day of August, 2019.

CHLOÉ C. MEDERT NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp: 03-17-25

Chloé C. Medert
Notary Public
My Commission Expires: March 17, 2025

STATE OF South Carolina)
)
COUNTY OF Charleston)

Before me, Chloé C. Medert, a Notary Public of said County and State, personally appeared Leonard D. Way, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Corporate Secretary (or other officer authorized to execute the instrument) of THE BEACH CO., a South Carolina corporation, the Manager of BEACH TENNESSEE, LLC, a South Carolina limited liability company, the Sole Member of BEACH NASHVILLE, LLC, the within named bargainor, a South Carolina limited liability company, and that he as such Corporate Secretary of the Manager of the Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by him self as Corporate Secretary of the Manager of the Sole Member.

Witness my hand and seal, at Office in Charleston, SC, this 30th day of August, 2019.

CHLOÉ C. MEDERT NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp: 03-17-25

Chloé C. Medert
Notary Public
My Commission Expires: March 17, 2025

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the city of Nashville, Davidson County, Tennessee being part of Lots 9, 12 and 13 and Lots 10 and 11 of the Barrow Grove Subdivision as recorded in Book S, Page 279, Register's Office Davidson County, Tennessee (R.O.D.C.,TN), bounded on the north by the remainder of said Lot 9, also being the Andrew Ewing, JR. and Ada T. Smith tract as recorded in Book 10297, Page 605, (R.O.D.C.,TN), bounded on the east by the western Right Of Way (ROW) of Alley number 71, bounded on the south by the northern ROW of Lea Avenue, bounded on the southwest by the CFM Investment Trust tract as recorded in Instrument Number 20161123-0123960, (R.O.D.C.,TN) and bounded on the west by the eastern ROW of 6th Avenue South, and being more particularly described as follows:

POINT OF BEGINNING being an iron rod new at the northwestern ROW intersection of Lea Avenue and Alley number 71;

thence along northern ROW of Lea Avenue, N 83° 03' 12" W 149.23 feet to an iron rod new;

thence along the common lines with the CFM Investment Trust tract N 26° 32' 51" W 109.46 feet to an iron rod new;

thence S 62° 30' 30" W 88.81 feet to an iron rod new in the eastern ROW of 6th Avenue South;

thence along said eastern ROW, N 27° 11' 36" W 184.76 feet to an iron rod new;

thence along the common line with the Andrew Ewing, JR. and Ada T. Smith tract, N 62° 25' 12" E 208.53 feet to an iron rod new in the western ROW of Alley number 71;

thence along said western ROW, S 27° 34' 48" E 378.92 feet to the point of beginning.

Tract contains 57,213 square feet or 1.31 acres, more or less, according to that ALTA/NSPS Land Title Survey prepared by Robert M. Searson and dated July 11, 2019, last revised August 16, 2019.

Being the same property conveyed to BEACH NASHVILLE II, LLC from BEACH NASHVILLE, LLC by Quitclaim Deed of record as Instrument Number 20190910-0091578 Register's Office for Davidson County, Tennessee.