FROM: WOODLAND PARTNERS LP, a Tennessee limited partnership
TO: RAMAN G. DAYAL

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Raman G. Dayal 211 North First Street Nashville, Tennessee 37204	(same)	Map 82-15, Parcel 48

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2019.

Notary Public

My Comm. Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Karen Johnson Davidson County
Batch# 299632 DEEDQC
10/11/2019 10:34:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191011-0104414

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **WOODLAND PARTNERS LP**, a Tennessee limited partnership, hereinafter called "Grantor," by these presents, does hereby quitclaim and convey all its right, title and interest to **RAMAN G. DAYAL**, hereinafter called "Grantee", his heirs and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property commonly known as commonly known as 201 Woodland Street, Nashville, Davidson County, Tennessee 37213.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of October 10, 2019.

GRANTOR:

WOODLAND PARTNERS LP,
a Tennessee limited partnership

By: Woodland Partners GP LLC,
an Illinois limited liability company,
its General Partner

By: Monroe Asset Management LLC,
an Illinois limited liability company,
its Manager

By: MIP Ventures LLC,
an Illinois limited liability company,
its Manager

By: _____
Name: Donald J. Allen
Title: Manager

[*acknowledgment follows*]

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald J. Allen, 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 Manager of MIP Ventures LLC, an Illinois limited liability company, the Manager of Monroe Asset Management LLC, an Illinois limited liability company, the Manager of Woodland Partners GP LLC, an Illinois limited liability company, the General Partner of Woodland Partners LP, the within named bargainor, a Tennessee limited partnership, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as a Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of Woodland Partners GP LLC, the General Partner of the limited partnership.

WITNESS my hand and seal, at office in Chicago, Illinois, this the 8th day of October 2019.

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 6, 2020

NOTARY PUBLIC

[SEAL]

My Commission Expires: 6/6/2020

EXHIBIT A

The Property

A TRACT OF LAND LYING IN THE 6TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE SOUTH BY WOODLAND STREET, ON THE EAST BY WOODLAND PARTNERS LP, ON THE WEST BY SOUTH SECOND STREET AND ON THE NORTH BY 200 MAIN PARTNERS, LLC. BEING ALL LOTS OF 105 THROUGH 113 ON THE MAP OF DR. JOHN SHELBY'S 3RD ADDITION, EDGEFIELD, AS OF RECORD IN PLAT BOOK 21, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND HALF INCH IRON ROD WITH CAP INSCRIBED " C MCGILL RLS 2699", ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, RIGHT-OF-WAY WIDTH VARIES, AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND OWNED BY Woodland Partners LP, Inst. No. 20160302-0019975, APN: 08215022300 (225 Woodland St.) AS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

Thence along the right of way on an arc to the left with a Radius of 1652.66 feet, an Arc length of 196.38 feet, a Delta Angle of 6°48'29" , a Chord Bearing of S 68°41'34" W , and a Chord Distance of 196.26 feet to half inch iron rod found WITH CAP INSCRIBED " C MCGILL RLS 2699"; thence continuing along the right of way S 65°18'27" W, 250.45 feet to a point on a curve to the right at the base of a brick building; thence along the building face on an arc with a Radius of 20 feet, an Arc Length of 31.40 feet, a Delta Angle of 89°56'34" , a Chord Bearing of N 69°41'13" W , and a Chord Distance of 28.27 feet to a point on the easterly right-of-way of South Second Street on the building face; thence along the right of way of South Second Street, and the building face N 24°41'12" W, 120.32 feet to a found half inch iron rod WITH CAP INSCRIBED " C MCGILL RLS 2699" at the northwest corner of the brick building, the northwest corner of the subject property, and the southwest corner of 200 Main Partners, LLC Inst. No. 20160302-0019975; thence leaving the right-of-way of South Second Street with the north building face N 65°18'46" E , 54.37 feet to a found half inch iron rod; thence continuing along the north line of the subject parcel N 64°59'52" E, 409.99 feet to a found half inch iron rod WITH CAP INSCRIBED " C MCGILL RLS 2699" at the northeast corner of the subject parcel, and the northwest corner of 225 Woodland St ; thence along the west line of 225 Woodland St, and the east line of the subject parcel S 25°26'03" E, 154.12 feet to the point of Beginning containing 1.52 acres plus or minus per survey of Cliff McGill RLS 2699 dated 9-9-2019.

BEING A PORTION OF THE PROPERTY CONVEYED TO WOODLAND PARTNERS LP, A TENNESSEE LIMITED PARTNERSHIP, BY WARRANTY DEED FROM MORRIS A. THURMAN, JR. AND CHARLES A. LEACH, TENANTS IN COMMON, RECORDED MARCH 1, 2016 IN INSTRUMENT NO. 20160301-0019493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.