QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 303118 DEEDQC
10/21/2019 10:43:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20191021-0107494

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Susan Fleming

Subscribed and sworn to before me, this the 18 day of October, 2019.

Denise C. Allis-Wilburn

Notary Public

My Commission Expires: 11-08-2023

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-8-2022

THIS INSTRUMENT PREPARED BY:
Burr & Forman LLP (JFR), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Cannery Owner LLC 25 West 39th Street 16th Floor New York, New York 10018	Same	093-140-005.00 093-140-004.00 093-140-003.00 093-140-002.00 093-100-051.00 093-100-054.00 093-100-055.00 093-100-056.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WARNER PARTNERS, LP.**, a Tennessee limited partnership also having been referred to from time to time as Warner Partners, L.P. or Warner Partners, LP (the "Grantor"), does by these presents hereby quitclaim and convey unto **CANNERY OWNER LLC**, a Delaware limited liability company (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in that certain land in Davidson County, State of Tennessee, being more particularly described as follows, to wit (collectively, the "Property"):

See **Exhibit A** attached hereto and incorporated by reference.

This is improved property, known as 527 8th Avenue South, 521 8th Avenue South, 1 Cannery Row, 521A 8th Avenue South, 811 Palmer Place, 807 Palmer Place, 805 Palmer Place and 513 8th Avenue South, Nashville, Tennessee. The legal descriptions on **Exhibit A** hereto being those prepared per ALTA/NSPS Survey by James M. Overfelt, PLS No. 1634, Barge Design Solutions, Inc., 615 3rd Avenue South, Suite 700, Nashville, Tennessee 37210, dated and issued May 10, 2019 (original field work on April 30, 2019), last revised and dated October 16, 2019, designated Job No./File No. 3706300.

Said Property and the rights, title and interests therein quitclaimed and conveyed hereby are so conveyed subject to all matters of record affecting such Property. Nothing in this instrument is intended to amend, modify, supersede, vitiate, or restate, in part or in whole, any covenants, representations or warranties as may be provided by Grantor to Grantee by virtue of any separate instrument being executed, delivered and/or recorded in conjunction with the transaction generally contemplated hereby.

{Remainder of Page Intentionally Left Blank; Signature Page Follows}

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 18th day of October, 2019.

WARNER PARTNERS, LP.,
a Tennessee limited partnership

By: Scott Patrick Warner

Title: General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Patrick Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner authorized to execute this instrument on behalf of Warner Partners, LP., a Tennessee limited partnership, the within named bargainor, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner

WITNESS my hand and official seal at office this the 17 day of October, 2019.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

Sue Arnett
Notary Public

My commission expires: 3-8-22

[SEAL]

EXHIBIT A

Legal Descriptions

(Map 93-10 Parcel 51)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Palmer Place and Cannery Row on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the southerly right-of-way line of Palmer Place, having a 40-foot wide right-of-way, same being the northeast corner of Lot 4, Re-subdivision of Landport at Cummins Station of record in Instrument No. 20170620-0061818, R.O.D.C., and being westerly 352.06 feet from the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way;

THENCE, with said southerly right-of-way line, S 82°14' 01" E, 120.30 feet;

THENCE, leaving said southerly right-of-way line, S 07°31' 49" W, 123.96 feet to the northerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way;

THENCE, with said northerly right-of-way line, N 82°14' 01" W, 120.77 feet southeast corner of the aforementioned Lot 4, Re-subdivision of Landport at Cummins Station;

THENCE, leaving said northerly right-of-way line with Lot 4, N 07°44' 58" E, 123.96 feet to the **POINT OF BEGINNING.**

Containing 14,942 square feet or 0.34 Acre, more or less.

The above land being part of the same property conveyed to Grantor by deed of record at Instrument No. 20081015003966, Register's Office of Davidson County, Tennessee.

(Map 93-10 Parcel 54)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Palmer Place and Cannery Row on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the southerly right-of-way line of Palmer Place, having a 40-foot wide right-of-way, same being westerly 231.76 feet from the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way;

THENCE, with said southerly right-of-way line, S 82°14' 01" E, 90.00 feet;

THENCE, leaving said southerly right-of-way line, S 07°31' 49" W, 123.96 feet to the northerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way;

THENCE, with said northerly right-of-way line, N 82°14' 01" W, 90.00 feet;

THENCE, leaving said northerly right-of-way line with Lot 4, N 07°31' 49" E, 123.96 feet to the **POINT OF BEGINNING.**

Containing 11,156 square feet or 0.26 Acre, more or less.

The above land being the same property conveyed to Grantor by deeds of record at Instrument Nos. 200512300156982 and 201905300051436, Register's Office of Davidson County, Tennessee.

(Map 93-10 Parcel 55)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Palmer Place and Cannery Row on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the southerly right-of-way line of Palmer Place, having a 40-foot wide right-of-way, same being westerly 141.76 feet from the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way;

THENCE, with said southerly right-of-way line, S 82°14' 01" E, 56.98 feet;

THENCE, leaving said southerly right-of-way line, S 07°31' 49" W, 123.96 feet to the northerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way;

THENCE, with said northerly right-of-way line, N 82°14' 01" W, 57.00 feet;

THENCE, leaving said northerly right-of-way line with Lot 4, N 07°31' 49" E, 123.96 feet to the **POINT OF BEGINNING.**

Containing 7,064 square feet or 0.16 Acre, more or less.

The above land being part of the same property conveyed to Grantor by deed of record at Instrument No. 200810150103966, Register's Office of Davidson County, Tennessee.

(Map 93-10 Parcel 56)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Palmer Place and Cannery Row on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the southerly right-of-way line of Palmer Place, having a 40-foot wide right-of-way, at its intersection with the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way;

THENCE, with said westerly right-of-way line, S 01°51' 45" E, 125.73 feet to the northerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way;

THENCE, with leaving said westerly right-of-way line with said northerly right-of-way line, N 82°14' 01" W, 105.28 feet;

THENCE, leaving said northerly right-of-way line with Lot 4, N 07°31' 49" E, 123.96 feet to the aforementioned southerly right-of-way line of Palmer Place;

THENCE, with said southerly right-of-way line, S 82°14' 01" E, 84.78 feet to the **POINT OF BEGINNING.**

Containing 11,780 square feet or 0.27 Acre, more or less.

The above land being part of the same property conveyed to Grantor by deed of record at Instrument No. 200810150103966, Register's Office of Davidson County, Tennessee.

(Map 93-14 Parcel 2)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Cannery Row and Gleaves Street on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the southerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way, being 146.39 feet westerly from the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way;

THENCE, leaving said southerly right-of-way line, S 07°45' 59" W, 132.29 feet;

THENCE, N 83°16' 48" W, 6.00 feet to the face of a brick building;

THENCE, with the face of brick building S 39° 55' 53" W, 44.49 feet to the northerly right-of-way line of CSX Transportation Railroad;

THENCE, with said northerly right-of-way line of CSX Transportation Railroad, N 50°06' 57" W, 329.51 feet to its intersection with the aforementioned southerly right-of-way line of Cannery Row;

THENCE, with same S 82°14' 01" E, 312.04 feet to the **POINT OF BEGINNING.**

Containing 29,440 square feet or 0.68 Acre, more or less.

The above land described herein is the same property conveyed to Grantor by deeds in Instrument Nos. 200810150103966 and 201907010063922 and 201907020064125, Register's Office of Davidson County, Tennessee

(Map 93-14 Parcel 3)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Cannery Row and Gleaves Street on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the southerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way, at its intersection with the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way;

THENCE, with said westerly right-of-way line, S 01°51' 45" E, 44.00 feet;

THENCE, leaving said westerly right-of-way line, N 82°14' 01" W, 153.75 feet;

THENCE, N 07°45' 59" E, 43.38 feet to the aforementioned southerly right-of-way line of Cannery Row;

THENCE, with said right-of-way line, S 82°14' 01" E, 146.39 feet to the **POINT OF BEGINNING.**

Containing 6,510 square feet or 0.15 Acre, more or less.

The above land described herein being is the same property conveyed to Grantor in Instrument No. 200412300154818, Register's Office of Davidson County, Tennessee.

(Map 93-14 Parcel 4)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Cannery Row and Gleaves Street on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way, same being 44.00 feet southerly from the southerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way;

THENCE, with said westerly right-of-way line, S 01°51' 45" E, 108.65 feet;

THENCE, leaving said westerly right-of-way line, N 82°14' 01" W, 131.39 feet;

THENCE, S 40°18' 39" W, 53.89 feet to the northerly right-of-way line of CSX Transportation Railroad;

THENCE, with said northerly right-of-way line of CSX Transportation Railroad, N 50°07' 41" W, 48.67 feet;

THENCE, N 39°55' 53" E, passing the corner of a brick building at 5.92 feet, continuing with the face of said building, in all, for a distance of 44.49 feet;

THENCE, leaving said building, S 83°16' 48" E, 6.00 feet;

THENCE, N 07°45' 59" E, 88.91 feet;

THENCE, S 82°14' 01" E, 153.75 feet to the **POINT OF BEGINNING.**

Containing 19,497 square feet or 0.45 Acre, more or less.

The above land being part of the same property conveyed to Grantor by deeds of record at Instrument No. 200412300154818, Register's Office of Davidson County, Tennessee

(Map 93-14 Parcel 5)

Being a parcel of land in the Central Business Improvement District, 19th Councilmanic District, of Nashville, Davidson County, Tennessee, located between Cannery Row and Gleaves Street on the west side of 8th Avenue South, being more particularly described as follows:

BEGINNING on the westerly right-of-way line of 8th Avenue South, having a 65-foot wide right-of-way, same being 152.65 feet southerly from the southerly right-of-way line of Cannery Row, having a 25-foot wide right-of-way;

THENCE, with said westerly right-of-way line, S 01°51' 45" E, 165.80 feet to the northerly right-of-way line of CSX Transportation Railroad;

THENCE, leaving said westerly right-of-way line of 8th Avenue South with said northerly right-of-way line of CSX Transportation Railroad, N 50°07' 41" W, 222.08 feet;

THENCE, leaving said northerly right-of-way line of CSX Transportation Railroad, N 40°18' 39" E, 53.89;

THENCE, S 82°14' 01" E, 131.39 feet to the **POINT OF BEGINNING.**

Containing 16,723 square feet or 0.38 Acre, more or less.

The above land being part of the same property conveyed to Grantor by deed of record at Instrument No. 2008150103966, Register's Office of Davidson County, Tennessee

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

