Karen Johnson Davidson County
Batch# 333927 DEEDQC
12/23/2019 11:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191223-0132366

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
First Industrial Realty Trust, L.P. 1 North Wacker Drive, Suite 4200 Chicago, IL 60606 Attn: Operations Department	094-00-0-016.00	c/o Ryan McClean 898 N. Pacific Coast Highway, Suite 175 El Segundo, CA 90245
This instrument prepared by: Jonathan Byron, Esq., Barack Ferrazzano Kirschbaum & Nagelberg, LLP, 200 W. Madison St., Suite 3900, Chicago, IL 60606		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, FR JH 10, LLC, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to FIRST INDUSTRIAL, L.P., a Delaware limited partnership (the "Grantee"), Grantee's (heirs)(successors) and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 1740 River Hills Drive, Nashville, TN 37210.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20th day of December, 2019.

GRANTOR:

FR JH 10, LLC, a Delaware limited liability company

By: FR JH 10 MM, LLC, a Delaware limited liability company, its managing member

By: First Industrial, L.P., a Delaware limited partnership, its sole member

By: First Industrial Realty Trust, Inc., a Maryland corporation, its sole general partner

By: Covaci
Name: Mary Covaci
Title: Authorized Signatory

NCS-994474

STATE OF ILLINOIS
COUNTY OF COOK

The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 20 day of December, 2019.

ABIGAIL GASICK
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 12, 2023

Notary Public
My Commission Expires: 9/12/2023

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, Abigail Gasick, Notary Public, Mary Coran, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
WITNESS my hand, at office, this 20 day of December, 2019.

Notary Public
My Commission Expires: September 12, 2023

ABIGAIL GASICK
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 12, 2023

Exhibit A

Legal Description

Being a parcel of land in the First Civil District, Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee, located in the Northeasterly quadrant of the intersection of River Hills Drive and the Nashville and Eastern Railroad, being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated February 15, 2005, as follows:

Beginning at the point of intersection of the centerline of River Hills Drive closed by Metropolitan Council Bill No. 082-1082 and the Northerly right-of-way line of Nashville and Eastern Railroad;

Thence with said centerline North 14°30'00" West, 487.30 feet to a point;

Thence, continuing with said centerline with a curve to the left 220.54 feet to a point, said curve having a central angle of 44°06'06", a radius of 286.50 feet; a tangent of 116.06 feet; and a chord of North 36°33'08" West, 215.13 feet;

Thence, leaving said centerline with the Easterly line of property conveyed to Cumberland properties by Instrument No. 20040505005129S, Register's Office for Davidson County, Tennessee, North 15°34'00" West, 466.19 feet to a point on the Southerly side of the Cumberland River;

Thence, with the Southerly side of the Cumberland River the following calls:

North 48°45'00" East, 150.00 feet to a point;

South 80°00'00" East, 120.00 feet to a point;

North 26°00'00" East, 25.00 feet to a point;

Thence, with the Southerly bank of Mill Creek the following calls:

North 54°15'00" East, 200.00 feet to a point;

North 65°15'00" East, 200.00 feet to a point;

North 79°15'00" East, 236.93 feet to a point;

North 77°24'00" East, 118.06 feet to a point;

North 72°32'00" East, 211.43 feet to a point in the Northerly right-of-way line of the Nashville and Eastern Railroad;

Thence, with said right-of-way line South 21°54'00" West, 1,225.14 feet to a point;

Thence, continuing with said right-of-way line with a curve to the right 501.69 feet to the Point of Beginning, said curve having a central angle of 31°44'57", a radius of 905.37 feet, a tangent of 257.47 feet and a chord of South 37°46'29" West, 495.30 feet.

Containing 831,045 square feet or 19.08 acres, more or less.

Being also described as:

Situated in the First Civil District, Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee, located in the Northeasterly quadrant of the intersection of River Hills Drive and the Nashville and Eastern Railroad, being more particularly described as follows:
Beginning at the point of intersection of the centerline of River Hills Drive closed by Metropolitan Council Bill No. 082-1082 and the Northerly right—of—way line of Nashville and Eastern Railroad;
Thence with said centerline North 14'30'00" West, 487.26 feet to a point;

Thence, continuing with said centerline with a curve to the left, said curve having a central angle of 44'06'13", a radius of 286.50 feet; a chord bearing and distance of North 36'33'08" West, 215.13 feet, for an arc length of 220.53 feet;

Thence, leaving said centerline with the Easterly line of property conveyed to Who's Your Daddy, LLC by Instrument No. 20071120013602O, Register's Office for Davidson County, Tennessee, North 15'34'00" West, 466.19 feet to a point on the Southerly side of the Cumberland River;

Thence, with the Southerly side of the Cumberland River the following calls:

North 48'45'00" East, 150.00 feet to a point; South 80'00'00" East, 120.00 feet to a point; North 26'00'00" East, 25.00 feet to a point;
Thence, with the Southerly bank of Mill Creek the following calls:
North 54'15'00" East, 200.00 feet to a point; North 65'15'00" East, 200.00 feet to a point; North 79'15'00 East, 236.96 feet to a point; North 77'24'00" East, 118.06 feet to a point; North 72'32'00" East, 211.43 feet to a point in the Northerly right—of—way line of the Nashville and Eastern Railroad;

Thence, with said right—of—way line South 21'54'00" West, 1,225.14 feet to a point;

Thence, continuing with said right—of—way line with a curve to the right, said curve having a central angle of 31'44'44", a radius of 905.37 feet, a chord bearing and distance of South 37'46'29" West, 495.24 feet. for an arc length of 501.63 feet to the POINT OF BEGINNING.

Containing 830,971 square feet or 19.0765 acres, more or less.

Being the same property conveyed to FR JH 10, LLC, by First Industrial, L.P., in Document No. 20090605-0052264 in the Register's Office of Davidson County, TN.

APN: 094-00-0-016.00
Address: 1740 River Hills Drive, Nashville, TN 37210

True Copy Certification

I, Cindy M O'Donohue, 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.

Cindy M O'Donohue
Signature

State of Illinois

County of Cook

Clennie Hernandez

Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CINDY O'DONOHUE
Notary's Signature

My Commission Expires: 12/13/20
Notary' Seal (if on paper)

OFFICIAL SEAL
CLENNIE HERNANDEZ
Notary Public - State of Illinois
My Commission Expires 12/13/2020