Karen Johnson Davidson County
Batch# 335763 DEEDQC
12/27/2019 02:03:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191227-0133993

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
201 4TH AVENUE N., SUITE 1800
NASHVILLE, TN 37219
TEL: (615) 244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Pinnacle Woodland Street, LLC 5119 Meadow Lake Road Brentwood, TN 37027	SAME	Map 82-15, Parcel 48

STATE OF TENNESSEE) The actual consideration or value, whichever is greater, for this transfer is None.
COUNTY OF DAVIDSON)

SWORN to and subscribed before me this 26th day of December, 2019.

Notary Public

My Commission Expires: CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

Affiant

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, RAMAN G. DAYAL, hereinafter referred to as "Grantor", by these presents does transfer and convey unto PINNACLE WOODLAND STREET, LLC, a Tennessee limited liability corporation, hereinafter referred to collectively called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein y this reference (the **"Property"**).

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 24th day of December, 2019.

RAMAN G. DAYAL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Raman G. Dayal, individually, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of December, 2019.

Notary Public

My Commission Expires: WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 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 THE SAME PROPERTY CONVEYED TO RAMAN G. DAYAL, BY DEED FROM PINNACLE WOODLAND STREET, LLC, OCTOBER 11, 2019, IN INSTRUMENT NO. 20191011-0104414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And, also known as:

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 IRONPOWER PROPERTIES, ON THE WEST BY SOUTH SECOND STREET AND ON THI 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 AN IRON ROD (NEW) 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 CONVEYED TO IRONPOWER PROPERTIES AS OF RECORD IN INSTRUMENT NO. 20050407-0038550, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY OF SAID WOODLAND STREET, IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1652.66 FEET, A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 32 SECONDS, FOR AN ARC LENGTH OF 196.40 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 42 MINUTES 26 SECONDS WEST, 196.28 FEET; THENCE,

2. SOUTH 65 DEGREES 14 MINUTES 40 SECONDS WEST, 250.45 FEET TO A DRILL HOLE IN CONCRETE (FOUND) AT THE EASTERLY END OF THE NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF SAID WOODLAND STREET AND SOUTH SECOND STREET; THENCE,

3. WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 20.00-FEET, A CENTRAL ANGLI OF 90 DEGREES 00 MINUTES 42 SECONDS, FOR AN ARC LENGTH OF 31.42 FEET TO A P.K. NAIL (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 44 MINUTES 59 SECONDS WEST, 28.27 FEET; THENCE,

4. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, NORTH 24 DEGREES 44 MINUTES 59 SECONDS WEST, 120.32 FEET TO A P.K. NAIL (NEW) IN THE SOUTHERLY MARGIN OF ALLEY NO. 258; THENCE,

5. WITH THE SOUTHERLY MARGIN OF SAID ALLEY NO. 258 IN PART, NORTH 65 DEGREES 15

MINUTES 00 SECONDS EAST, 54.37 FEET TO A POINT IN THE FACE OF THE EXISTING BUILDING, BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO 200 MAIN PARTNERS, LLC, AS OF RECORD IN INSTRUMENT NO. 20150716-0069785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. WITH THE SOUTHERLY PROPERTY LINE OF SAID 200 MAIN PARTNERS, LLC, IN PART, NORTH 64 DEGREES 57 MINUTES 50 SECONDS EAST, 410.00 FEET TO AN IRON ROD (NEW) IN THE NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED IRONPOWER PROPERTIES PROPERTY; THENCE,

7. WITH THE WESTERLY PROPERTY LINE OF SAID IRONPOWER PROPERTIES, SOUTH 25 DEGREES 29 MINUTES 49 SECONDS EAST, 154.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 66,396 SQUARE FEET OR 1.52 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

BEING THE SAME PROPERTY CONVEYED TO RAMAN G. DAYAL, BY DEED FROM PINNACLE WOODLAND STREET, LLC, OCTOBER 11, 2019, IN INSTRUMENT NO. 20191011-0104413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem real estate taxes and assessments for public improvements not now due and payable.

2. All matters shown on the Plan of record in Plat Book 21, Page 43, Register's Office for Davidson County, Tennessee.

3. Easement to Southern Bell Telephone and Telegraph of record in Book 3993, Page 718, said Register's Office.

4. Right-of-Way Agreement of record in Book 4077, Page 565, said Register's Office.

5. Restrictive Covenants contained in instruments of record in Book 3616, Page 355, Book 3368, Page 23, Book 10078, Page 364, Book 10169, Page 1, and Book 11625, Page 241, said Register's Office.

6. Notice of Land Use Restrictions of record in Instrument No. 20160217-0014839, said Register's Office.

7. Street closing and any easement(s) retained in Ordinance No. 65-559, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

8. Easements as set out in the Warranty Deed of record in Book 8399, Page 656, said Register's Office.

9. All matters shown or disclosed on that certain ALTA/NSPS Land Title Survey prepared by Clifford McGill, Tennessee Registered Land Surveyor No. RLS 2699, of Azimuth Land Surveying, last dated October 7, 2019, and identified as File Number AZ 632.

10. That certain Lease dated as of July 6, 2015, between Morris Thurman, Jr. and Charles A. Leach, as landlord, and Bounthavy Dipaseuth and wife, Phetsamone Dipaseuth, as tenant.

11. That certain Special Program Parking Management Agreement dated as of June 1, 2016, between Woodland Partners LP, as client, and Stewart Logistics, Inc. d/b/a Stewart Parking Solutions, as manager, as amended by that certain Special Program Parking Management Agreement – Amendment, dated as of April 1, 2017.