3-d

Karen Johnson Davidson County
Batch# 358805 DEEDQC
02/14/2020 02:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200214-0017322

QUITCLAIM DEED

This instrument was prepared, with assistance from Tennessee counsel, by: William W. Bunch, III, BROWN & BUNCH, PLLC, 4700 Homewood Court, Suite 265, Raleigh, NC 27609 (919) 878-8060

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
TN Printers Hotel Owner LLC 111 Congress Avenue, 26th Floor Austin, TX 78701	Same as New Owner	Map 093-02-3, Parcel 151.00 Map 093-02-3, Parcel 152.00 Map 093-02-3, Parcel 153.00

State of Tennessee) The actual consideration for this transfer is $0.00.
County of Davidson)

Affiant

Personally appeared before me, sworn to and subscribed before me this 12th day of February, 2020.

[SEAL]

JUDITH B. DOBBINS NOTARY PUBLIC WAKE COUNTY, NC

Notary Public
My commission expires: 12-15-2021

FOR AND IN CONSIDERATION of the sum of **TEN and NO/100 DOLLARS ($10.00)** cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TN Union Owner, LLC**, a Delaware limited liability company and **TN Annex, LLC,** a Delaware limited liability company (collectively, the "Grantor"), does hereby quitclaim and convey unto **TN Printers Hotel Owner LLC**, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the described tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on **Exhibit A** hereto attached and made a part hereof.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, limitations, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 301 Union Street and 231 Third Avenue North, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 14 day of February, 2020.

GRANTOR:

TN Union Owner, LLC,
a Delaware limited liability company

By: _____
Name: Brent V. West
Title: Vice President

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brent V. West, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of TN Union Owner, LLC, a Delaware limited liability company, the within named bargainor, and that as such officer executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company by himself as such officer.

Witness my hand and official seal at office, this 12th day of February, 2020.

Judith B. Dobbins
Notary Public

My Commission Expires: 12-15-2021

JUDITH B. DOBBINS NOTARY PUBLIC WAKE COUNTY, NC

202002140017322

GRANTOR:

TN Annex, LLC,
a Delaware limited liability company

By: Winston Union, LLC,
a North Carolina limited liability company, its Manager

By: _____
Name: Brent V. West
Title: Vice President

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brent V. West, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Winston Union, LLC, a North Carolina limited liability company, Manager of TN Annex, LLC, a Delaware limited liability company, the within named bargainor, and that as such officer executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company by himself as such officer of the Manager of the Company.

Witness my hand and official seal at office, this 12th day of February, 2020.

Judith B. Dobbins
Notary Public

My Commission Expires: 12-15-2021

Indigoquitclaim.3

JUDITH B. DOBBINS NOTARY PUBLIC WAKE COUNTY, NC

EXHIBIT A

OVERALL PROPERTY DESCRIPTION (Parcels 151, 152 & 153)

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the north by the southern Right of Way (ROW) of Union Street (ROW varies); bounded on the east by the western Right of Way (ROW) of 3rd Avenue North (ROW varies); bounded on the south by 217 Third Owners LLC, as recorded in Instrument Number 20171213-0126899, Register's Office of Davidson County, Tennessee (RODC); and bounded on the west by the eastern ROW of Printers Alley (ROW varies). Tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the southwest ROW intersection of said Union Street and 3rd Avenue North; thence along said western ROW of 3rd Avenue North South 27°37'37" East 75.86 feet to a point;

thence South 62°15'01" West 0.83 feet to a point;

thence South 27°37'37" East 35.14 feet to a point;

thence leaving said western ROW of 3rd Avenue North, along the common line of said 217 Third Owners, LLC, South 62°33'28" West 174.30 feet to a point lying on said eastern ROW of Printers Alley;

thence along said eastern ROW of Printers Alley North 27°09'36" West 110.84 feet to a point lying on said southern ROW of Union Street;

thence along said southern ROW of Union Street North 62°30'17" East 174.23 feet to the point of beginning.

Tract contains 19,346 square feet or 0.44 acres.
Bearings based on Tennessee State Plane Coordinate System.

Derivation references:

Instrument No. 20141003-0071343 and Instrument No. 20181319-0123415, Register's office for Davidson County, Tennessee.

202002140017322

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

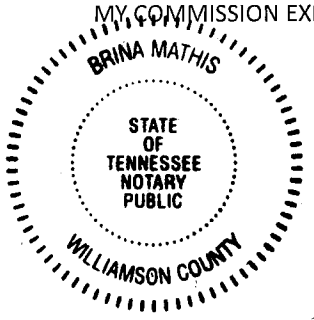
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).