FROM: GH INTERSTATE LLC, an Illinois limited liability company
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 37

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 25th day of February, 2020.

Notary Public

My Comm. Expires

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

Karen Johnson Davidson County
Batch# 363181 DEEDQC
02/26/2020 10:11:41 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20200226-0021300

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **GH INTERSTATE LLC**, an Illinois limited liability company, 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 100 Interstate Drive, Nashville, Davidson County, Tennessee 37213.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of February 25, 2020.

GRANTOR:

GH INTERSTATE LLC,
an Illinois limited liability company

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 GH Interstate LLC, the within named bargainor, an Illinois limited liability company, 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 liability company by himself as a Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of said limited liability company.

WITNESS my hand and seal, at office in Chicago, Illinois, this the 24th day of February, 2020.

Penelope A. Faulkner
NOTARY PUBLIC

[SEAL]

My Commission Expires: JUNE 6, 2020

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

EXHIBIT A

THE PROPERTY

A TRACT OF LAND IN THE SIXTH (6TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 142, 143, 144 ON THE MAP OF DR. SHELBY'S 3RD ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 21, PAGE 43, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING A PORTION OF ALLEY NO. 258, CLOSED, VACATED AND ABANDONED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BILL NO. 72-104, CITY CLERK'S OFFICE FOR SAID METROPOLITAN GOVERNMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE DRIVE, A 47.3-FOOT WIDE RIGHT-OF-WAY, AT THE NORTHEASTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD (FOUND) BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE DRIVE, AND WITH THE NORTHERLY PROPERTY LINE OF SAID LOT NO. 1, IN PART, SOUTH 65°57'16" WEST , A DISTANCE OF 150.15' FEET TO AN IRON ROD (FOUND); THENCE,

2. LEAVING THE NORTHERLY LINE OF SAID LOT NO. 1 AND WITH THE EASTERLY PROPERTY LINE OF 200 MAIN ST PARTNERS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20150716-0069785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 25°15'02" WEST A DISTANCE OF 136.52 FEET TO A MAG NAIL FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET FRONTAGE ROAD; THENCE,

3. IN A EASTERLY DIRECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET FRONTAGE ROAD, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 654.00-FEET, A DELTA ANGLE OF 0°05'00", FOR AN ARC LENGTH OF 0.95 FEET TO A IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 78° 01' 39" EAST, 0.95 FEET TO A MAG NAIL FOUND;

4. THENCE, CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 662.00-FEET, A DELTA ANGLE OF 7°27'57", FOR AN ARC LENGTH OF 86.26 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND

DISTANCE OF NORTH 81°41'23" EAST, 86.20 FEET;

5. THENCE, CONTINUING IN A EASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.20-FEET, A DELTA ANGLE OF 21°32'38" , FOR AN ARC LENGTH OF 47.08 FEET TO A MAG NAIL FOUND; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 74°39'22" EAST, 46.80 FEET;

6. THENCE, NORTH 63°53'18" EAST, A DISTANCE OF 1.30 FEET TO A DRILL HOLE FOUND AT THE POINT OF CURVATURE AT THE INTERSECTION OF SAID MAIN STREET FRONTAGE ROAD AND INTERSTATE DRIVE;

7. THENCE, WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 19.00-FEET, A DELTA ANGLE OF 90°07'40", FOR AN ARC LENGTH OF 29.89 FEET TO A MAG NAIL FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE DRIVE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 70°57'32" EAST, 26.90 FEET;

8. THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF INTERSTATE DRIVE, SOUTH 25°17'54" EAST A DISTANCE OF 87.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,564 SQUARE FEET OR 0.403 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO THE ALTA/NSPS LAND TITLE SURVEY, DATED FEBRUARY 3, 2020, LAST REVISED FEBRUARY 20, 2020, PREPARED BY CLIFFORD MCGILL, TENNESSEE NO. 2699, AZIMUTH LAND SURVEYING, 1851 HOLLY GROVE ROAD, LEWISBURG, TENNESSEE 37091, JOB NO. AZ 668.

Being the same property conveyed to GH Interstate LLC, an Illinois limited liability company, by deed from Ironpower Properties, a Tennessee general partnership, of record as Instrument No. 20160525-0052356, said Register's Office.