FROM: WOODLAND PARTNERS LP, a Tennessee limited partnership
TO: RAMAN G. DAYAL

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Raman G. Dayal 211 North First Street Nashville, Tennessee 37204	(same)	Map 82-15, Parcels 222 & 223

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

Karen Johnson Davidson County
Batch# 363181 DEEDQC
02/26/2020 10:11:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20200226-0021302

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **WOODLAND PARTNERS LP**, a Tennessee limited partnership, 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 110 Interstate Drive and 225 Woodland Street, Nashville, Davidson County, Tennessee 37213.

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

GRANTOR:

WOODLAND PARTNERS LP,
a Tennessee limited partnership

By: Woodland Partners GP LLC,
an Illinois limited liability company,
its General Partner

By: _____
Name: Donald J. Allen
Title: Manager

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 the Manager of Woodland Partners GP LLC, an Illinois limited liability company, the General Partner of Woodland Partners LP, the within named bargainor, a Tennessee limited partnership, 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 partnership by himself as the Manager of Woodland Partners GP LLC, the General Partner of the limited partnership.

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

_____
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

4821-7302-5973

EXHIBIT A

THE PROPERTY

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubdivision of Lots 114 through 119, Shelby's Third Addition to Edgefield, of record in Plat Book 8250, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at a found Mag Nail 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 along the westerly right of way line of Interstate Dr South 25°24'33" East a distance of 135.13 feet to a drill hole found;

Thence along an arc to the right with an Arc Length of 39.14 feet, a Radius of 25 feet, a Delta Angle of 89°41'38" , a Chord Bearing of South 19°26'34" West, and a Chord Distance of 35.26 feet to a half inch iron with cap inscribed," C McGill RLS 2699" found on the northerly right of way of Woodland St;

Thence along the northerly right of way of Woodland St, South 64°17'43" West a distance of 79.93 feet to a drill hole found;

Thence along an arc to the right with an Arc Length of 125.30 feet, a Radius of 1674.85 feet, a Delta Angle of 4°17'11", a Chord Bearing of South 67°20'34" West, and a Chord Distance of 125.27 feet to a Mag Nail found by a power pole the southwest corner of this property, the southeast corner of Woodland Partners LP, Inst. No. 20160302-0019975;

Thence along the east line of Woodland Partners LP, North 25°24'56" West a distance of 160.00 feet to a half inch iron rod found with cap inscribed, " C McGill RLS 2699" in the south line of 200 Main Partners, LLC Inst. No. 20150716-0069785;

Thence along the south line of 200 Main Partners LLC North 65°57'16" East 230.00 feet passing a found half inch iron rod at 79.86 feet to the Point Of Beginning containing 0.85 acres, 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. 669.

Being a portion of the property conveyed to Woodland Partners LP, a Tennessee limited partnership, by deed from Morris A. Thurman, Jr. and Charles A. Leach, tenants in common, of record as Instrument No. 20160301-0019493, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Resubdivision of Lots 114 through 119, Shelby's Third Addition to Edgefield, of record in Plat Book 8250, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at a found Mag Nail by a power pole on the northerly right of way of Woodland St; thence along the right-of-way with a curve to the right with an Arc Length of 60 feet, a Radius of 1674.85 feet, a Delta Angle of 2°03'09", a Chord Bearing of South 70°30'48" West, and a Chord Distance of 60 feet to a found Mag Nail;

Thence continuing along the right-of-way with a curve to the right with an Arc Length of 10.04 feet, a Radius of 1652.66 feet, a Delta Angle of 0°20'53", a Chord Bearing of South 72°16'15" West, and a Chord Distance of 10.04 feet to a found half inch iron rod with cap inscribed, " C McGill RLS 2699" at the southwest corner of this property, the south east corner of Woodland Partners LP;

Thence with the east line of Woodland Partners LP North 25°26'03" West a distance of 154.12 feet to found half inch iron rod with cap inscribed, " C McGill RLS 2699" just south of a chain link fence in the south line of 200 Main St Partners LLC;

Thence along the south line of Main St Partners LLC North 65°57'16" East a distance of 69.70 feet to a half inch iron rod with cap inscribed, " C McGill RLS 2699";

Thence South 25°24'56" East a distance of 160 feet to the Point of Beginning containing 0.25 acre 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. 670.

Being the same property conveyed to Woodland Partners LP, a Tennessee limited partnership, by deed from Ironpower Properties, a Tennessee general partnership, of record as Instrument No. 20160302-0019975, said Register's Office.