QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the ___ day of February, 2020.

Notary Public

My commission expires: 5/2/22

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
AT3 Markham East, LLC 2305 Cruzen Street Nashville, TN 37211	New Owner	096-02-0-017.00 096-02-0-012.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FP INVESTMENTS, GP, a Tennessee general partnership, by these presents do hereby quitclaim and convey unto AT3 MARKHAM EAST, LLC, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 2841 and 0 Lebanon Pike, Nashville, Tennessee 37214.

Karen Johnson Davidson County
Batch# 367498 DEEDQC
03/05/2020 10:14:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200305-0024696

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 28th day of February, 2020.

FP INVESTMENTS, GP,
a Tennessee general partnership

By: _____
Name: Brandon Plunkett
Title: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brandon Plunkett, 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 Managing Partner of FP Investments, GP, the within named bargainor, a Tennessee general partnership, and that as such Managing Partner of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as Brandon Plunkett, Managing Partner of the partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/2020

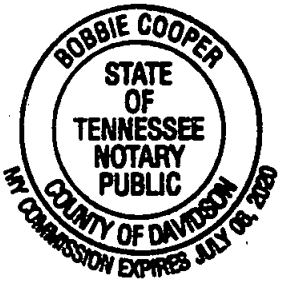


Exhibit A

Legal Description

Situate in the City of Nashville, the 15th council district of Davison County and the State of Tennessee and being all of the lands in the name of FP Investments, GP, as recorded in QC-20180308-0022015 and QC-20180308-0022016 and being more particularly described as follows:

Beginning at a found concrete monument on the existing southerly right-of-way line of Lebanon Pike and the northeasterly corner of lot 1 of the Resubdivision of Donnelson First Addition, as recorded in Plat Book 5060, Page 130, in the name of R Barry Gearon, as recorded in DB-20000919-0092790,

Thence along the westerly line of said lot 1, South 4°24'57" East, a distance of 227.71 feet to a set iron pin and cap on the northwesterly corner of Lot 3 of Subdivision of Donnelson First Addition, as recorded in Plat Book 2083, Page 26, in the name of Evelyn Clara Brown, as recorded in DB-20090506-0041537,

Thence along said westerly line of said Subdivision of Donnelson First Addition, the following 6 (six) courses:

1. South 4°15'29" East, a distance of 76.21 feet to a set iron pin and cap,
2. South 6°57'27" West, a distance of 152.67 feet to a set iron pin and cap,
3. South 8°16'58" West, a distance of 86.11 feet to a found 5/8" iron pin without cap,
4. South 7°59'25" West, a distance of 582.50 feet to a set iron pin and cap, on the northerly right-of-way of Fitzgerald Drive,
5. South 6°44'41" West, a distance of 53.38 feet to a found concrete monument, on the southerly right-of-way of Fitzgerald Drive,
6. South 7°55'59" West, a distance of 159.23 feet to a found concrete monument, on the northerly 100' right-of-way of CSX Railroad, as shown on map 19, page 077 and 078,

Thence along said northerly right-of-way of CSX Railroad, the following 2 (two) courses:

1. North 62°19'45" West, a distance of 204.39 feet to a found 5/8" iron pin without cap,
2. North 62°14'09" West, a distance of 260.90 feet to a set iron pin and cap on the easterly right-of-way line of a 15' unimproved alley,

Thence along the said easterly right-of-way line of 15' unimproved alley North 6°58'18" East, a distance of 733.34 feet to a set iron pin and cap on the southwesterly corner of lands in the name of GB Davenport, LLC,

Thence along said Davenport lands, the following 2 (two) courses:

1. South 82°27'07" East, a distance of 230.36 feet to a set iron pin and cap,
2. North 5°51'41" East, a distance of 44.97 feet to a set iron pin and cap on a southerly corner of lands in the lame of William C Gifford, JR, as recorded in DB-20170706-0068081,

Thence along said Davenport lands, the following 3 (three) courses:

1. North 85°39'50" East, a distance of 111.98 feet to a found 5/8" iron pin without cap,
2. North 6°37'21" East, a distance of 138.00 feet to a found 1" iron pin without cap,
3. North 14°24'17" West, a distance of 167.23 feet to a found 1/2" iron pin with cap "SEA"on a southerly right-of-way of the aforementioned Lebanon Pike,

Thence along said right-of-way of Lebanon Pike, the following 3 (three) courses:

1. North 60°28'18" East, a distance of 35.57 feet to a set iron pin and cap,
2. North 63°59'12" East, a distance of 65.18 feet to a set iron pin and cap,
3. 167.23 feet along a curve to the right, said curve having a radius of 1594.73', subtended by a chord bearing North 64°36'34" East, a distance of 34.68 feet to the Point of Beginning.

Containing – 9.4436 Acres (411,362 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

North and Bearing System based upon the Tennessee State Plane Coordinated System, NAD83 and referenced to the T.D.O.T. – C.O.R.S. network and collected utilizing a Spectra SP80 receiver during a field survey conducted by B A Land Professionals, LLC on January 10, 2020.