Karen Johnson Davidson County
Batch# 429856 DEEDQC
07/01/2020 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200701-0071488

QUITCLAIM DEED

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 Day of June, 2020.

Notary Public

My Commission Expires: 2/15/2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
John K. Culpepper, Attorney at Law
Husch Blackwell LLP
736 Georgia Avenue, Suite 300
Chattanooga, Tennessee 37402

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Eleven North Land Partners, LP a Delaware limited partnership c/o GEM Realty Capital	**Eleven North Land Partners, LP a Delaware limited partnership c/o GEM Realty Capital**	**MAP/PARCEL 093-05-0-197.00**
(NAME) **900 N. Michigan Avenue, Suite 1450**	(NAME) **900 N. Michigan Avenue, Suite 1450**	
(ADDRESS) **Chicago, Illinois 60611**	(ADDRESS) **Chicago, Illinois 60611**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of one dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eleven North Partners, LP, a Delaware limited partnership** (as successor by Certificate of Conversion to Eleven North Partners, LLC, a Delaware limited liability company), hereinafter called the "Grantor", does hereby transfer, convey, remise, release and forever quitclaim unto, **Eleven North Land Partners, LP, a Delaware limited partnership, hereinafter called the "Grantee"**, its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof.**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of February 21, 2020.

Eleven North Partners, LP,
a Delaware limited partnership

By: _____
Name: LOUIS HELLEBUSCH
Title: VICE PRESIDENT

STATE OF)
COUNTY OF)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Louis Hellebusch with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of ELEVEN NORTH PARTNERS, LP, a Delaware limited partnership, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited partnership.

WITNESS my hand and Official Seal at office, this 13 day of February, 2020.

_____
Notary Public

My Commission Expires _____. [Affix Notary Seal]

LANA PASSARELLI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 20, 2020

TRACT 1: MAP/PARCEL 093-05-0-197.00

BEING LOT 1 ON THE PLAN OF SECTION TWO, THE GULCH, OF RECORD IN INSTRUMENT NO. 20040818-0099850, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE URBAN SERVICE DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED BETWEEN CHURCH STREET AND CHARLOTTE AVENUE EAST OF ELEVENTH AVENUE INDUSTRIAL BOULEVARD, BEING A PORTION OF THE PROPERTY CONVEYED TO LOUISVILLE AND NASHVILLE RAILROAD BY DEED OF RECORD IN BOOK 3432, PAGE 179, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE, SAID MONUMENT BEING N 61° 45' 32" E, 435.77 FEET ALONG SAID MARGIN FROM THE NORTHEASTERLY END OF THE RETURN AT ELEVENTH AVENUE INDUSTRIAL BOULEVARD;

THENCE, WITH SAID SOUTHERLY MARGIN N 61° 45' 32" E, 65.20 FEET TO AN IRON PIN 100.00 FEET WESTERLY FROM THE CENTERLINE OF CSX TRANSPORTATION RAILROAD MOST WESTERLY TRACK;

THENCE, LEAVING SAID MARGIN OF CHARLOTTE AVENUE WITH A LINE 100.00 FEET WEST AND PARALLEL TO THE CENTERLINE OF RAILROAD'S MOST WESTERLY TRACT THE FOLLOWING CALLS:

S 26° 43' 00" E, 463.43 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 08° 11' 51", A RADIUS OF 855.37 FEET AND A CHORD OF S 22° 37' 04" E, 122.27 FEET FOR AN ARC LENGTH OF 122.38 FEET TO AN IRON PIN,

S 18° 31' 08" E, 71.58 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 08° 53' 45", A RADIUS OF 2,010.08 FEET AND A CHORD OF S 22° 58' 02" E, 311.78 FEET FOR AN ARC LENGTH OF 312.09 FEET TO AN IRON PIN,

S 27° 24' 53" E, 96.35 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF CHURCH STREET;

THENCE, WITH SAID MARGIN, S 60° 08' 04" W, 144.99 FEET TO AN IRON PIN;

THENCE, LEAVING SAID MARGIN WITH THE EAST LINE OF POLAR REFRIGERATED SERVICES, INC., OF RECORD IN BOOK 3132, PAGE 557, R.O.D,C., N 34° 19' 59" W, 652.47 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE SOUTHERLY LINE OF W.W. GRAINGER, INC., OF RECORD IN DEED BOOK 8921, PAGE 283, R.O.D.C., AS SHOWN ON THE PLAN OF THE GULCH, SECTION ONE OF RECORD IN PLAT BOOK 6050, PAGE 520, R.O.D.C., N 57° 02' 03" E, 214.08 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE EASTERLY LINE OF SAID W.W. GRAINGER, INC., N 27° 56' 37" W, 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 158,203 SQUARE FEET OR 3.63 ACRES, MORE OR LESS.

TRACT 2

A 25 FOOT ACCESS EASEMENT AS SHOWN ON THE PLAN OF SECTION ONE, THE GULCH OF RECORD IN BOOK 6050, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS RETAINED IN THE DEED FROM CSX TRANSPORTATION, INC. TO W.W. GRAINGER, INC. OF RECORD IN BOOK 8921, PAGE 283, SAID REGISTER'S OFFICE.

TRACT 3

EASEMENT FOR STORM DRAINAGE SYSTEM AND UNDERGROUND FOOTINGS AS SHOWN BY THE EASEMENT RECORDED IN BOOK 1291, PAGE 266, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Instr # 201211210107485

REFERENCE FOR PRIOR TITLE IS MADE TO DEED RECORDED IN ~~BOOK ____, PAGE ____~~, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires