NEW OWNER and ADDRESS FOR TAX BILLS:
Nashvillage, LLC
2022 Fawns Creek Crossing
Mount Juliet, TN 37122

Tax Map 104-01
Parcels 327 & 328

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Jordan Chatham
Affiant

Subscribed and sworn to me on 08/ 07 /2020.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by
or under the direction of:

Kim R. Bongiovanni
Assistant General Counsel
Law Department
500 Water Street
Jacksonville, Florida 32202

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 5th day of August, 2020, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", and NASHVILLAGE, LLC, whose mailing address is 2022 Fawns Creek Crossing, Mount Juliet, TN 37122, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being at Nashville, Davidson County, State of Tennessee, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 0.16 acres, more or less.

This conveyance is subject to reservations, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created.

Karen Johnson Davidson County
Batch# 452543 DEEDQC
08/07/2020 02:20:30 PM 8 pgs
Fees: $43.00 Taxes: $1,295.00
20200807-0088264

By acceptance of this deed, Grantee further covenants that it, its successors, heirs, legal representatives or assigns shall not use the groundwater underneath the Premises for human consumption, irrigation, or other purposes.

Grantee, by acceptance of this deed, covenants and represents that Grantee owns property adjoining the Premises and has access to the Premises through Grantee's adjoining property or through other property not owned by Grantor. Grantee, on its behalf, its heirs, personal representatives, successors and assigns, releases Grantor, its successors and assigns, from any responsibility, obligation or liability to provide access to the Premises through land now owned or subsequently acquired by Grantor. Should Grantee ever convey the Premises, or any portion thereof, to a third party, Grantee will provide access to the Premises through Grantee's adjoining property or through other property not owned by Grantor.

Grantee, by the acceptance hereof, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any fences, railings or guard rails along any boundary lines between the Premises and the adjacent land(s) of Grantor or of any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fences, railings or guard rails or any part thereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any fences, railings or guard rails. Grantee assumes all liability and responsibility respecting fences, railings or guardrails, or the absence thereof.

Prior to commencement of any development or construction on the Premises, Grantee shall construct and maintain, at Grantee's sole cost and expense, an adequate and suitable fence along the Western boundary line of the Premises which adjoins Grantor's railroad track for so long as a railroad track exists on the adjoining railroad operating property. The fence shall be of a type satisfactory to Grantor and reasonably sufficient to keep persons and vehicles from trespassing on Grantor's adjoining operating property.

Within thirty (30) days after clearing the trees along the fence line and prior to the commencement of any development or construction on the Premises, but no later than 09/30/2020, Grantee shall construct and thereafter maintain and replace as needed, at Grantee's sole cost and expense, a 6-foot high chain link fence along the Eastern line of the Premises which adjoins Grantor's railroad track for so long as a railroad track exists on the adjoining railroad operating property.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall maintain the existing drainage on the Premises in such a manner as not to impair adjacent railroad operating property drainage and not to redirect or increase the quantity or velocity of surface water runoff or any streams into Grantor's drainage system or upon the adjacent railroad operating property or other lands and facilities of Grantor. If the Premises or existing drainage are modified or improved, Grantee agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building and subdivision codes, covenants and restrictions, an adequate drainage system from the Premises to the nearest public or non-Grantor owned drainage or storm sewer system, in order to prevent the discharge of roof, surface, stream and other drainage waters upon railroad operating property or other adjacent lands and

facilities of Grantor.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, and assigns, shall maintain that portion of the existing slope and toe of slope located on the Premises in such a manner as to insure that the slope does not fall, slide or otherwise undermine Grantor's tracks, operating corridor, roadbed, or other lands and facilities of Grantor. Grantee further covenants to insure lateral and subjacent support of railroad tracks, the operating corridor, roadbed, and land.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, and assigns, shall maintain that portion of the existing slope and toe of slope located on the Premises in such a manner as to insure that the slope does not fall, slide or otherwise undermine Grantor's tracks, operating corridor, roadbed, or other lands and facilities of Grantor. Grantee further covenants to insure lateral and subjacent support of railroad tracks, the operating corridor, roadbed, and land.

Grantee acknowledges that this deed is made upon Grantee's solicitation and request, and was not in any way initiated by Grantor. Grantor does not represent or warrant to Grantee any ownership or estate in the Premises or any specific title or interest in the Premises, which constituted a strip of Grantor's former railroad operating property; and Grantee hereby releases Grantor, its officers and agents, from any claim or demand resulting from this deed, or from any failure of or defect in Grantee's title to the Premises

Grantee hereby agrees, as additional consideration for the conveyance of the Premises, to defend, indemnify and hold Grantor harmless from and against any and all liability, loss, cost and/or expense, including reasonable attorney fees, arising out of or in connection with any and all suits or causes of actions instituted by third parties against Grantor or Grantee as a result of the conveyance of the Premises to Grantee or as a result of the failure of title to any portion of the Premises.

Grantee, its successors and assigns, by acceptance of this deed, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any noise, light, fume or vibration abatement or reduction structure along any boundary lines between the Premises and the adjacent land(s) of Grantor or any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such abatement or reduction structures or any part hereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any noise, light, fume or vibration abatement or reduction structures.

Grantee assumes all liability and responsibility respecting noise, light, fume or vibration abatement or reduction structures and covenants not to sue Grantor, its successors or assigns for existence of the noise, light, fumes and vibrations from Grantor's operations. Grantee acknowledges that the Grantor's adjacent railroad operation is a 24-hour a day, seven day a week continuous operation that may create noise, vibration, light, smoke and other inconveniences.

Grantee and Grantor agree and acknowledge the covenants contained in this Deed shall be covenants "in gross" and easements "in gross" which shall remain binding on Grantee, its successors, heirs, legal representatives and assigns regardless of whether Grantor continues to

own property adjacent to the Premises. Grantee acknowledges Grantor will continue to have a substantial interest in enforcement of the said covenants whether or not Grantor retains title to property adjacent to the Premises.

Said covenant(s) shall run with title to the Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

Grantor, by its undersigned officer, hereby certifies that the full value of all land or property conveyed hereby, or the actual consideration for the release of all property rights quitclaimed hereby, is $350,000.00 including any property exchanged and any financing. Nashvillage, LLC, whose address is 2022 Fawns Creek Crossing, Mount Juliet, TN 37122, is responsible for taxes.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, CSX TRANSPORTATION, INC., pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

LUIS VAZQUEZ

JESSICA BRAIG

CSX TRANSPORTATION, INC.:

By: _____
Name: Sean M. Nesselt
Title: Sr. Director Real Estate Management

Attest _____ (SEAL)
Secretary

Print Name: Mark D. Austin

STATE OF FLORIDA)

STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

I, Sarah A. Watson , a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Sean M. Nesselt (X) to me known, and/or ( ) proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: he is Senior Director Real Estate Management of CSX Transportation, Inc., the corporation described in and which executed said instrument; he is fully informed of the contents of the instrument; he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; he signed his name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 29th day of July, 2020.

My commission expires on:
02-02-2024

(SEAL)

Notary Public
Print Name: Sarah A. Watson

SARAH A WATSON
Notary Public - State of Florida
Commission # GG 945131
My Comm. Expires Feb 2, 2024
Bonded through National Notary Assn.

EXHIBIT A

Description of property at: Nashville, Davidson County, Tennessee
To: Nashvillage, LLC; CSXT Deed File No.: 2019-0425

The intent is for the parcel described herein to be and remain fifty feet (50') from the centerline of the nearest rail, and being the easterly line of CSX Transportation, Inc..

Land situated in the 24th Council District of Davidson County, Tennessee, being all of 93 & 94 and the portion of Lot 95, on the plan of West End Park Terrace of record in plat book 547, page 36, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN);

Commencing at the approximate centerline intersection of Park Circle and McAdoo Avenue, thence in a Westerly direction 183.7+/- feet to an 5/8" Iron set with a pink cap, by Dale and Associates, on the southerly right of way of McAdoo Avenue, at approximate Tennessee state plane coordinate of N:660,815.95, E:1,725,340.25, at the northwest property corner of Tax Map 104-01-0-k Parcel 900, being lots 92 & 91, also the northeast corner of the subject parcel and being the point beginning of herein described land;

thence leaving the margin of McAdoo Avenue with the westerly line of lot 92, South 25°06'58" West, a distance of 109.77 feet to an iron rod found, set by Tennessee RLS # 1838, a point on the northerly line of Lot 80, on the plan of West End Park Terrace;

thence with the northerly line of lots 80, 81 82 & 83 on the plan of West End Park Terrace, with a curve turning to the right with an arc length of 72.57 feet, with a radius of 825.00 feet, with a chord bearing of North 58°28'06" West, with a chord length of 72.54 feet to an 5/8" Iron set with a pink cap, by Dale and Associates, on the easterly line of CXS Transportation, INC;

thence with easterly line of CSX Transportation, Inc., with a compound curve turning to the right with an arc length of 103.01 feet, with a radius of 4589.76 feet, with a chord bearing of North 31°59'21" East, with a chord length of 103.00 feet an 5/8" Iron set with a pink cap, by Dale and Associates, at the southerly margin of McAdoo Avenue;

thence with the southerly margin of McAdoo Avenue, with a reverse curve turning to the left with an arc length of 59.78 feet, with a radius of 700.00 feet, with a chord bearing of South 64°18'41" East, with a chord length of 59.77 feet to the point of beginning of herein described land, having an area of 7,049.27 square feet or 0.16 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 13, 2020, and is based on survey work conducted by Dale and Associates on June 3, 2020 under project number 20027;

Being part of the same property conveyed by Amended Certif cate of Authority to CSX Transportation, Inc. f ormerly Seaboard System Railroad, Inc, dated August 25, 1986, of record in deed book 6976, page 81, R.O.D.C., TN;

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202008070088264