Karen Johnson Davidson County
Batch# 739437 DEEDQC
10/19/2021 11:03:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20211019-0140201

QUITCLAIM DEED

Prepared by and Return to:	Property Owner and Mail Tax Bills to:	Property Address:	Tax Parcel No(s):
Eversheds-Sutherland (US) LLP 999 Peachtree Street NE Suite 2300 Atlanta, GA 30309 Attn: Clay Howell	REED District Landco Partners LLC c/o Hines Investment Management Holdings Limited Partnership Five Ravinia Drive Atlanta, GA 30346	See **Exhibit B** attached hereto	See **Exhibit B** attached hereto

THIS INDENTURE is made and entered into this 30th day of September, 2021, by and between **GOOD HORSE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and **REED DISTRICT LANDCO PARTNERS LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of ZERO DOLLARS ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby quitclaim unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to those tracts or parcels of land lying and being in Davidson County, Tennessee and being more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GRANTOR:

GOOD HORSE, LLC, a Tennessee limited liability company

By: _____
James H. Reed, IV, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared James H. Reed, IV, 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 President of Good Horse, LLC, a Tennessee limited liability company, the within named Grantor, and that he, as such President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

WITNESS my hand, at office, this 20th day of September, 2021.

_____
Notary Public

My Commission Expires:
7-3-2023

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

DocuSign Envelope ID: E86116DF-1C2D-4CAE-ABC4-04218D11E240

AFFIDAVIT OF VALUE

I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, for this transfer is Zero Dollars ($0.00).

AFFIANT:

REED DISTRICT LANDCO PARTNERS LLC,
a Delaware limited liability company

By: Hines REED District LLC,
a Delaware limited liability company,
Its Administrative Member

By: Hines REED District Associates LP,
a Texas limited partnership,
Its sole member

By: Hines Interests Limited Partnership,
a Delaware limited partnership, its general partner

DS VM DS SL

By: _____
C. Kevin Shannahan
Senior Managing Director/CEO

Subscribed and sworn to before me this 28TH day of September, 2021.

_____
Notary Public

My Commission Expires: 3/31/22

MARIAN KEREKGYARTO
Official Seal
Notary Public – State of Illinois
My Commission Expires Mar 31, 2022

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a tract of land in the 19th Civil district of Davidson County, Tennessee, and consisting of part of Lot 7, Lots 8-14 and part of Lot 15 from the Map of Boyd Home Tract, as recorded in Plat Book 21, Page 39, Register's Office of Davidson County (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Church Street, on the east by Florence R. Lindseth, et al as recorded in Inst. No. 202009140104518 (RODC), the northern ROW of Alley #379 and the western ROW of Alley #373, on the south by northern ROW of Hayes Street, and on the west by eastern ROW of 16th Avenue North. Tract being described as follows:

POINT OF BEGINNING being a chiseled "X" on the sidewalk at the southeast ROW intersection of Church Street and 16th Avenue North; thence with the southern ROW of said Church Street N 59°18'12" E 229.08 feet to a P.K. nail set and being the northwest corner of said Florence R. Lindseth, et al; thence leaving said ROW and with the common line S 30°42'26" E 177.39 feet to a P.K. nail set and being on the northern ROW of said Alley #379; thence with the ROW S 59°10'07" W 41.28 feet to a P.K. nail set and being on the western ROW of said Alley #373; thence with the ROW S 30°49'53" E 194.89 feet to a P.K. nail and being on the northern ROW of said Hayes Street; thence with the ROW S 59°12'42" W 188.86 feet to a P.K. nail set and being on the eastern ROW of said 16th Avenue North; thence with the ROW N 30°36'31" W 372.69 feet to the point of beginning.

Tract contains 77,447 square feet or 1.78 acres.

Being part of the property conveyed to Hayes Street Realty, L.L.C., a Tennessee limited liability company by Quitclaim Deed of record in Book 11269, Page 740, in the Register's Office of Davidson County, Tennessee.

Pursuant to Acknowledgment of Conversion of record in Instrument No. 20160505-0044817, said Register' s Office, Hayes Street Realty converted from a General Partnership to Hayes Street Realty, LLC, a Tennessee Limited Liability Company.

Pursuant to Certificate of Merger of record in Instrument No. 20170323-0028499, said Register' s Office, Hayes Street Realty, LLC, a Tennessee limited liability company merged into Good Horse, LLC, a Tennessee limited liability company.

TRACT 2:

Being a tract of land in the 19th Civil district of Davidson County, Tennessee, and consisting of Lots 16-19 and part of Lot 20 from the Map of Boyd Home Tract, as recorded in Plat Book 21, Page 39, Register's Office of Davidson County (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley #379, on the east by Florence R. Lindseth et al as recorded in Inst. No. 20200914 0104518 (RODC), on the south by northern ROW of Hayes Street, and on the west by eastern ROW of Alley #373. Tract being described as follows:

POINT OF COMMENCEMENT being a P.K. nail on the northern ROW of said Hayes Street and being the southeast corner of Tract 1, N 59°13'40" E 30.57 feet to a P.K. nail set and being on the western ROW of said Alley #373 and being the POINT OF BEGINNING; thence with said ROW of Alley #373 N 30°58'04" W 178.30 feet to a P.K. nail set and being on the southern ROW of said Alley #379; thence with the ROW N 59°01'56" E 200.00 feet to a P.K. nail set and being the northwest corner of said Florence R. Lindseth et al; thence with the common line S 30°58'04" E 178.93 feet to a P.K. nail set and being on the northern ROW of said Hayes Street; thence with the ROW S 59°12'42" W 200.00 feet to the point of beginning.

Tract contains 35,723 square feet or 0.82 acres.

A portion of said land being part of the property conveyed to Hayes Street Realty, L.L.C., a Tennessee limited liability company by Quitclaim Deed of record in Book 11269, Page 740, in the Register's Office of Davidson County, Tennessee. Pursuant to Acknowledgment of Conversion of record in Instrument No. 20160505-0044817, said Register' s Office, Hayes Street Realty converted from a General Partnership to Hayes Street Realty, LLC, a Tennessee Limited Liability Company. Pursuant to Certificate of Merger of record in Instrument No. 20170323-0028499, said Register' s Office, Hayes Street Realty, LLC, a Tennessee limited liability company, merged into Good Horse, LLC, a Tennessee limited liability company.

The remaining portion of said land being part of the property conveyed to Good Horse, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20160511-0046880, in the Register's office of Davidson County, Tennessee.

TRACT 3:

Being a tract of land in the 19th Civil district of Davidson County, Tennessee, and consisting of Lot 21 and parts of Lots 22 & 23 of the Map of Boyd Home Tract, as recorded in Plat Book 21, Page 39, Register's Office of Davidson County (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley #379 and P&R Holdings of Birmingham, Alabama as recorded in Inst No. 200111290130665 (RODC), on the east by the western ROW of 15th Avenue North, on the south by northern ROW of Hayes Street, and on the west by Florence R. Lindseth et al as recorded in Inst. No. 20200914 0104518 (RODC). Tract being described as follows:

POINT OF COMMENCEMENT being an iron rod on the western ROW of said 15th Avenue North and being the northeast corner of said P&R Holdings of Birmingham, Alabama, S 42°24'53" E 34.45 feet to a P.K. nail set and being the POINT OF BEGINNING; thence with said ROW of 15th Avenue North S 41°08'03" E 149.96 feet to a P.K. nail set and being on the northern ROW of said Hayes Street; thence with the ROW S 59°12'42" W 166.15 feet to a P.K. nail set and being the southeast corner of said Florence R. Lindseth et al; thence with the common line N 30°58'04" W 179.08 feet to a P.K. nail set and being on the southern ROW of said Alley #379; thence with the ROW N 59°01'56" E 51.25 feet to a P.K. nail and being the northwest corner of said P&R Holdings of Birmingham, Alabama; thence with the common line S 30°33'50" E 32.00 feet to a P.K. nail set; thence N 59°01'56" E 88.43 feet to the point of beginning.

Tract contains 24,168 square feet or 0.55 acres.

Being part of the property conveyed to Good Horse, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20160511-0046880, in the Register's office of Davidson County, Tennessee.

TRACT 4:

Being a tract of land in the 19th Civil district of Davidson County, Tennessee, and consisting of Lots 29-38 of the Map of Boyd Home Tract, as recorded in Plat Book 21, Page 39, Register's Office of Davidson County (RODC); an alley closed by Metro Council Bill No. 68-649 and a portion of another alley closed by Metro Council Bill No. 68-649.

Tract being bounded on the north by the southern Right of Way (ROW) of Hayes Street; on the east by (Tax Map 96-09, Parcel 23), being Lots 27 & 28 of the Map of Boyd Home Tract, as recorded in Plat Book 21, Page 39, RODC; on the south by (Tax Map 93-09, Parcels 25-28) & (Tax Map 92-12, Parcel 446), being Lots 57, 59, 61-63 from the McNairy's Plan of West Nashville, as recorded in Minute Book "C", Pages 136-137, Chancery Court of Nashville, and a portion of an alley closed by Metro Council Bill No. 68-649; and on the west by the eastern ROW of 16th Avenue North. Tract being described as follows:

POINT OF BEGINNING being the northwest corner of the herein described tract and being the intersection of the eastern ROW of 16th Avenue North and the southern ROW of Hayes Street;
thence with said southern ROW of Hayes Street North 59°12'42" East a distance of 399.92 feet to a point;
thence leaving said southern ROW of Hayes Street and along the western face of the building located on said Tax Map 93-09, Parcel 23 South 30°49'50" East a distance of 251.46 feet to a point on the centerline of said closed alley;
thence with the centerline of said closed alley South 49°58'42" West a distance of 405.29 feet to a point on the eastern ROW of said 16th Avenue North;
thence with said eastern ROW of 16th Avenue North for the following (2) calls: North 30°33'50" West a distance of 40.53 feet to a point;
thence North 30°50'06" West a distance of 275.96 feet to the point of beginning.

Having an area of 113,563 square feet, 2.607 acres

A portion of said land being the same property conveyed to Broadway Realty Company, a partnership, by Special Warranty Deed of Record in Instrument No. 20111104-0086575, Register's Office for Davidson County, Tennessee. Pursuant to Acknowledgement of Conversion of record in Instrument No. 20150625-0061301, said Register's Office, Broadway Realty Company converted from a General Partnership to Broadway Realty, LLC, a Tennessee limited liability company. Pursuant to Certificate of Merger of record in Instrument No. 20170323-0028499, said Register's Office, Broadway Realty, LLC, a Tennessee limited liability company merged into Good Horse, LLC, a Tennessee limited liability company.

The remaining portion of said land being part of the property conveyed to Broadway Realty Company by deed of record in Book 7026, Page 465, in the Register's Office of Davidson County, Tennessee. Pursuant to Acknowledgment of Conversion of record in Instrument No. 20150625-0061301, said Register's Office, Broadway Realty Company converted from a General Partnership to Broadway Realty, LLC, a Tennessee Limited Liability Company. Pursuant to Certificate of Merger of record in Instrument No. 20170323-0028499, said Register's Office, Broadway Realty, LLC, a Tennessee limited liability company merged into Good Horse, LLC, a Tennessee limited liability company.

EXHIBIT B

Property Address	Tax Parcel Number
1512 Hayes Street, Nashville, TN 37203	09212043700
1508 Hayes Street, Nashville, TN 37203	09309001700
1502 Hayes Street, Nashville, TN 37203	09309001900
1500 Hayes Street, Nashville, TN 37203	09309002000
1520 Hayes Street, Nashville, TN 37203	09212043300
1525 Church St., Nashville, TN 37203	09212036600
1516 Hayes Street, Nashville, TN 37203	09212043500
1518 Hayes Street, Nashville, TN 37203	09212043400
1514 Hayes Street, Nashville, TN 37203	09212043600
116 16th Ave. N, Nashville, TN 37203	09212044400
112 16th Ave. N. Nashville, TN 37203	09212044500
1517 Hayes Street, Nashville, TN 37203	09212044000
1511 Hayes Street, Nashville, TN 37203	09309002400
1523 Hayes Street, Nashville, TN 37203	09212044300
1515 Hayes Street, Nashville, TN 37203	09212043900
1519 Hayes Street, Nashville, TN 37203	09212044100
1521 Hayes Street, Nashville, TN 37203	09212044200

Tennessee Certification of Electronic Document

I, Yale Riley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/30/2021 (date of document).

Affiant Signature

09/30/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202110190140201