QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 03/14/08 15:10 4 pgs
Fees:22.00 Taxes:0.00
20080314-0026218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Ernest B. Williams IV
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 13th DAY OF March, 2008.

Catherine M. Wood
CATHERINE M. WOOD, **Notary Public**

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C. (ebw)
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS:**
949 Main, LLC 1224 5th Avenue North Nashville, TN 37208	NEW OWNER	08212027300 and 08212027400

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HILLSBORO REALTY COMPANY, A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF GRANTOR(S)' RIGHT TITLE AND INTEREST UNTO **949 MAIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

SEE EXHIBIT "A" (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT "B" (EXCEPTIONS)

This is ☐ improved ☒ unimproved property, known as two parcels on Main Street, Nashville, TN.

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

WITNESS my hand(s) this 12 day of March, 2008.

HILLSBORO REALTY COMPANY,
A TENNESSEE CORPORATION
By: Gayle E. Smith President
Gayle E. Smith, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public of the County and State aforementioned, do hereby certify that GAYLE E. SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me this day and who, upon oath, acknowledged herself to be the President of HILLSBORO REALTY COMPANY, a Tennessee corporation, the within named bargainor, and as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation as its President.

Witness my hand and official seal, this the 12 day of March, 2008.

Allison Griffin, Notary Public

My Commission Expires: 02 May 2011

ALLISON GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: ✓ Driver's License or _____ Other: _____

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219

EXHIBIT "A"

TRACT ONE

Land in Davidson County, Tennessee, being Lot No. 9 and the westerly one-half or 3-1/2 feet of a 7-foot strip of land lying adjacent to and east of said Lot No. 9 on the Plan of D.D. Phillips' Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County.

Said Lot No. 9 and said strip of land front together 53-1/2 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, Page 504, said Register's Office.

Being the same property conveyed to Hillsboro Realty Company by deed of record in Book 3309, Page 567, said Register's Office.

TRACT TWO

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of D.D. Phillips' Silverdene Park Subdivision as of record in Book 421, Page 31. Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, Page 504, said Register's Office.

Being part of the same property conveyed to Hillsboro Realty Company, a Tennessee corporation, by deed of record in Book 1972, Page 255, said Register's Office.

EXHIBIT "B"

Taxes for the year 2008, a lien but not yet due and payable.