QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/29/08 15:48 2 pgs
Fees:12.00 Taxes:0.00
20080829-0089160

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-3-2010
(AFFIX SEAL)

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
315 Union Street Holdings, LLC		Map 093-02-3
(NAME)	(NAME)	
P O Box 1767	NEW OWNER	Parcels 151.00
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121-1767		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Printer's & Union, L.L.C., a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, DO HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM UNTO 315 Union Street Holdings, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 315 Union Street, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. 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.

Witness my hand this 15th day of August, 2008.

Printer's & Union, L.L.C.

By:
Mark Lineberry, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Printer's & Union, L.L.C., the within named bargainor, a limited liability company, and that such Mark Lineberry executed the foregoing instrument for the purpose therein contained, by personally signing the name of Printer's & Union, L.L.C., as Chief Manager.

Witness my hand and official seal at Mt. Juliet, Tennessee this 15th day of August, 2008.

My commission expires: 5-3-2010

Notary Public

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PROPERTY DESCRIPTION - TRACT NO. 2 ("THIS SURVEY") (AS TO MAP/PARCEL 93-23-151 [319 UNION STREET]

A TRACT OF LAND IN THE SIXTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHEASTERLY QUADRANT OF THE INTERSECTION OF UNION STREET AND PRINTERS ALLEY, BEING A PART OF LOT NO. 40 ON THE PLAN OF ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF PRINTERS ALLEY, SAID POINT BEING THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNION STREET, NORTH 62 DEGREES 30 MINUTES 17 SECONDS EAST, 70.40 FEET TO A CHISELED "X" IN CONCRETE AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO UNION STREET PLAZA PARTNERS AS OF RECORD IN INSTRUMENT NO. 20061004-0122994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH THE WESTERLY PROPERTY LINE OF SAID UNION STREET PLAZA PARTNERS, SOUTH 27 DEGREES 37 MINUTES 42 SECONDS EAST, 44.50 FEET TO A POINT; THENCE,

3. WITH THE SOUTHERLY PROPERTY LINE OF SAID UNION STREET PLAZA PARTNERS, IN PART, NORTH 62 DEGREES 30 MINUTES 17 SECONDS EAST, 3.66 FEET TO A POINT, BEING THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SCO BUILDING GROUP, LLC AS OF RECORD IN INSTRUMENT NO. 20060823-0103771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

4. WITH THE WESTERLY PROPERTY LINE OF SAID SCO BUILDING GROUP, LLC PROPERTY, SOUTH 27 DEGREES 21 MINUTES 30 SECONDS EAST, 66.47 FEET TO A POINT IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO UNION STREET PLAZA GARAGE, LLC AS OF RECORD IN INSTRUMENT NO. 20080421-0040253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

5. WITH THE NORTHERLY PROPERTY LINE OF SAID UNION STREET PLAZA GARAGE, LLC PROPERTY, IN PART, SOUTH 62 DEGREES 36 MINUTES 10 SECONDS WEST, 74.65 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PRINTERS ALLEY; THENCE,

6. WITH SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 27 DEGREES 09 MINUTES 41 SECONDS WEST, 110.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,090 SQUARE FEET OR 0.185 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

PROPERTY TITLE REFERENCE

BEING THE SAME PROPERTY CONVEYED TO PRINTER'S & UNION, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FILED OF RECORD 11/08/2000 IN INSTRUMENT NO. 200011108-0110995, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.