Box 31-13
SR
JHR

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2120 Restoration, LLC 2206 21st Ave S. Suite 200 Nashville, TN 37212	Tax Parcel Nos. 081-12/ 0B432 000CO	SAME
This instrument prepared by: SHERRARD & ROE, PLC 150 Third Avenue South, Ste 1100, Nashville, TN 37201		

QUITCLAIM DEED

JJR PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor") for the purpose of enabling its members to make a capital contribution to 2120 Restoration, LLC, a Tennessee limited liability company (the "Grantee") and no monetary consideration, does hereby quitclaim, transfer, and convey to Grantee, Grantee's successors and assigns, all of Grantor's right, title, and interest (which is a 12.5% undivided interest) in and to certain land in Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 1400 Rosa L. Parks Boulevard, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 16th day of May, 2011.

GRANTOR:

JJR PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
John H. Roe, Jr., President

BILL GARRETT, Davidson County
Trans:T20110029146 DEEDQC
Recvd: 05/16/11 15:40 3 pgs
Fees:17.00 Taxes:0.00
20110516-0037473

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the President of JJR Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who further acknowledged that he executed the within instrument for the purposes therein contained on behalf of JJR Properties, LLC as its President.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of May, 2011.

Rita McQuerry
Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

State OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Rita McQuerry
Affiant

Subscribed and sworn to before me this 16th day of May, 2011.

Traci Bruce
Notary Public

My Commission Expires: 3-3-14

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Exhibit "A"
Property Description

Unit 2, of Werthan Lofts IV & V Condominiums, a condominium established pursuant to the Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, by Master Deed for Werthan Lofts IV and V Condominiums, recorded at Instrument No. 20070117-0006776, Register's Office for Davidson County, Tennessee, together with all rights attaching to said Unit 2 under said Master Deed.

Being the same property conveyed to Grantor by deed from Werthan IV, LLC, a Tennessee limited liability company, of record at Instrument No. 20070117-0006780, Register's Office for Davidson County, Tennessee.