BILL GARRETT, Davidson County
Trans:T20120050715 DEEDQC
Recvd: 07/10/12 15:21 3 pgs
Fees:17.00 Taxes:0.00
20120710-0060563

This Instrument Prepared by:
James W. Caden Jr.
1207 B McGavock St.
Nashville, TN 37203

Record and return to:
Same as preparer

| Address of New Owner: | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| McGavock Street Partners, LLC | Same as new owner | 09309016800 |
| 1207 B McGavock St. | | 09309016900 |
| Nashville, TN 37203 | | 09309017000 |

# QUIT CLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, McGavock Street Partners, LLC, hereinafter called Grantor, as bargained and sold, and by these presents does quitclaim, transfer and convey unto McGavock Street Partners, LLC, hereinafter called Grantee, their heirs and assigns, all of its right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Legal Description in Exhibit A attached.

This conveyance is made subject to taxes for the current year, subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 1120, 1122 & 1124 McGavock Street, Nashville, TN 37203. Being the same property recorded by Warranty Deed on 5/7/07 in Instrument Number 20070530-0063964, Register's Office for Davidson County, Tennessee.

Grantee intends by this instrument to create one map/parcel number, in and to the entire interest in the property previously held by Grantor.

Deed prepared based on information and documents provided by both parties. No title examination has been performed by the person preparing this document. Wherever used, the singular number shall include the plural and the plural the singular.

James W. Caden Jr.
President
McGavock Street Partners, LLC

State of Tennessee
County of Davidson

Personally appeared before me, James Cadle, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2012.

NANCY NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Nancy Norman
Notary Public

My commission expires: _____

State of Tennessee
County of Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 10th of July, 2012

Nancy Norman
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Nancy Norman Affiant
Subscribed and sworn before me this the
10 Day of July, 2012.
Abby Duncan, Deputy Register

## EXHIBIT A

### Property Description

LAND SITUATED IN THE NINETEENTH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOTS 92, 94, AND 96, AS SHOWN ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, OF RECORD IN PLAT BOOK 9, PAGE 322, R.O.D.C., LOCATED ON THE NORTHERLY MARGIN OF MCGAVOCK STREET, EAST OF TWELFTH AVENUE SOUTH, AND WEST OF ELEVENTH AVENUE SOUTH, BEING THE SAME PROPERTY CONVEYED TO CGM PARTNERS FROM MARY G. MCGRATH, TRUSTEE OF THE MARY N. GAINER MARITAL TRUST, OF RECORD IN INSTRUMENT NUMBER 20051019-0125849, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY J. ALAN CUMMINGS, TRLS # 2361, OF CRAWFORD LAND SURVEYORS, P.C., DATED 2/09/07, LAST REVISED 5/22/07, PROJECT NO. 07002ALTA, AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) IN THE NORTHERLY MARGIN OF MCGAVOCK STREET (49.5' R.O.W.), SAID IRON PIN BEING NORTH 62° 34' 53" EAST 100 FEET FROM THE EASTERLY RIGHT-OF-WAY OF TWELFTH AVENUE SOUTH (49.5' R.O.W.), AND BEING THE SOUTHEAST CORNER OF LOT 98, AND THE SOUTHWEST CORNER OF LOT 96, AS SHOWN ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, OF RECORD IN PLAT BOOK 9, PAGE 322, R.O.D.C., TN;

THENCE ALONG OR NEAR THE EASTERLY LINE OF SAID LOT 98, NORTH 27° 12' 07" WEST A DISTANCE OF 169.00 FEET TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF ALLEY NUMBER 236 (15' R.O.W.);

THENCE ALONG OR NEAR SAID MARGIN OF ALLEY, NORTH 62° 34' 53" EAST, A DISTANCE OF 150.00 FEET TO A POINT, AND BEING THE NORTHWEST CORNER OF LOT 90, AS SHOWN ON MCNAIRY'S PLAN OF WEST NASHVILLE, OF RECORD IN DEED BOOK 1025, PAGE 209, R.O.D.C., AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH WESTERLY LINE OF SAID LOT 90, SOUTH 27° 12' 07" EAST, A DISTANCE OF 169.00 FEET TO A POINT IN THE NORTHERLY MARGIN OF MCGAVOCK STREET; THENCE WITH SAID MARGIN OF MCGAVOCK STREET, SOUTH 62° 34' 53" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.58 ACRES MORE OR LESS.

THE SOURCE OF THE METES AND BOUNDS LEGAL DESCRIPTION SET FORTH ABOVE IS THE ABOVE-DESCRIBED SURVEY.