BILL GARRETT, Davidson County
Trans:T20120063648 DEEDQC
Recvd: 08/24/12 15:25 4 pgs
Fees:22.00 Taxes:0.00
20120824-0076551

THIS INSTRUMENT WAS PREPARED BY:
Wayne Crim, Attorney
LARRY R. WILLIAMS, PLLC
329 Union Street
Post Office Box 190632
Nashville, Tennessee 37219

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE FIVE PARCELS INTO ONE PARCEL.

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Governor's Corner, LLC 334 West Trinity Lane Nashville, TN 37207	Same as New Owner	92-8 284 92-8 359 92-8 283 92-8 285 92-8 360

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with combining five parcels into one parcel, **Governor's Corner, LLC**, a Tennessee limited liability company, the Grantor, has this day bargained and sold, and does hereby quitclaim, transfer and convey unto the said **Governor's Corner, LLC**, a Tennessee limited liability company, the Grantee herein, its successors and assigns, all of its right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

This instrument and the interest hereby quitclaimed and conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This property is improved property known as:

Street Address	Map and Parcel
1601 Charlotte Avenue	92-8 284
1603 Charlotte Avenue	92-8 359
1605 Charlotte Avenue	92-8 283
325 McMillin Street	92-8 285
327 McMillin Street	92-8 360
Nashville, Tennessee 37203	

Whenever 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 the 24 day of August, 2012.

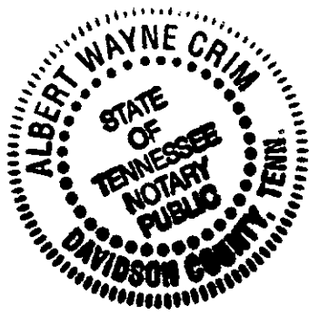
GOVERNOR'S CORNER, LLC
a Tennessee limited liability company

BY: John F Cawthon
JOHN F. CAWTHON, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforementioned, personally appeared JOHN F. CAWTHON, 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 GOVERNOR'S CORNER LLC, the within named bargainor, a Tennessee limited liability company, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as PRESIDENT.

Witness my hand and official seal, this 24th day of August, 2012.



Albert Wayne Crim
Notary Public

My Commission Expires: 7/6/2015

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

John F. Cawthon
AFFIANT

Sworn to and subscribed before me, this 24th day of August, 2012.



Albert Wayne Crim
Notary Public

My Commission Expires: 7/6/2015

EXHIBIT "A"

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 6 and all of Lot No. 7 and Lot No. 41 on Governor McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Plat Book 161, Page 119, Register's Office for Davidson County, Tennessee and more particularly described according to a survey dated March 12, 2012 by R. Scot Cherry, R.L.S TN # 1512 of Cherry Land Surveying as follows:

Beginning at an existing building corner at the intersection of the southerly right-of-way line of Charlotte Avenue, width varies and the westerly right-of-way line of McMillin Street, 40 feet in width; thence leaving the southerly right-of-way line of Charlotte Avenue with the westerly right-of-way line of McMillin Street, South 42 deg 20 min 07 sec East, 98.70 feet to an existing pk nail at a corner common with Morris B. Haddox, as of record in Book 5546, Page 695, at said Register's Office; thence leaving the westerly right-of-way line of McMillin Street with the northerly property line of Morris B. Haddox, South 47 deg 54 min 55 sec West, 50.90 feet to an existing iron rod; thence South 42 deg 20 min 07 sec East, 41.50 feet to an existing iron rod; thence North 47 deg 54 min 55 sec East, 50.90 feet to an existing pk nail on the westerly right-of-way line of McMillin Street; thence with the westerly right-of-way line of McMillin Street, South 42 deg 20 min 07 sec East, 50.00 feet to an existing iron rod at a corner common with Ian and Lill David, as of record in Deed Instrument No. 200606020065508, at said Register's Office; thence leaving the westerly right-of-way line of McMillin Street with the northerly property line of Ian and Lill David, South 47 deg 54 min 55 sec West, 101.68 feet to an existing iron rod on the easterly right-of-way line of Alley No. 375, 20 feet in width; thence with the easterly right-of-way line of Alley No. 375, North 42 deg 20 min 07 sec West, 215.02 feet to an existing iron rod on the southerly right-of-way line of Charlotte Avenue; thence with the southerly right-of-way line of Charlotte Avenue, North 61 deg 37 min 16 sec East, 104.77 feet to the point of beginning containing 18,489 square feet (0.42 acres more or less).

Being the same property conveyed to Governor's Corner, LLC, a Tennessee limited liability company, by Warranty Deed from EFS Investment Partners LLC, a Tennessee limited liability company, which deed is dated March 15, 2012 and recorded in Instrument No. 20120316-0022809, Register's Office for Davidson County, Tennessee.

This property is improved property known as:

Street Address	Map and Parcel
1601 Charlotte Avenue	92-8 284
1603 Charlotte Avenue	92-8 359
1605 Charlotte Avenue	92-8 283
325 McMillin Street	92-8 285
Nashville, Tennessee 37203	

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 6 on Governor McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Plat Book 161, Page 119, Register's Office for Davidson County, Tennessee and more particularly described according to a survey dated March 12, 2012 by R. Scot Cherry R.L.S. TN # 1512 of Cherry Land Surveying as follows:

Beginning at an existing pk nail on the westerly right-of-way line of McMillin Street, 40 feet in width, said nail being South 42 deg 20 min 07 sec East, 98.70 feet from the intersection of the southerly right-of-way line of Charlotte Avenue and the westerly right-of-way line of McMillin Street; thence with the westerly right-of-way line of McMillin Street, South 42 deg 20 min 07 sec East, 41.50 feet to an existing pk nail at a corner common with EFS Investment Partners, LLC., as of record in Deed Instrument No. 200711130133007, at said Register's Office; thence leaving the westerly right-of-way line of McMillin Street with the northerly property line of EFS Investment Partners, LLC., South 47 deg 54 min 55 sec West, 50.90 feet to an existing iron rod; thence North 42 deg 20 min 07 sec West, 41.50 feet to an existing iron rod; thence North 47 deg 54 min 55 sec East, 50.90 feet to the point of beginning containing 2,112 square feet (0.05 acres more or less).

Being the same property conveyed to Governor's Corner, LLC, a Tennessee limited liability company, by Warranty Deed from Morris B. Haddox, unmarried, which deed is dated March 15, 2012 and recorded in Instrument No. 20120316-0022808, Register's Office for Davidson County, Tennessee.

This property is improved property known as 327 McMillin Street, Nashville, Tennessee 37203. Map and Parcel Number 92-8 360.