THIS DOCUMENT PREPARED BY:

ANNA E. VALENTINE
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Jason Padgett
Affiant

Subscribed and sworn to before me, this 4th day of October, 2012.

Anna Elizabeth Valentine
Notary Public

My Commission Expires: [illegible]

ANNA E. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-09-2016

Address of new owner:	Send Tax Bills to:	Map/Parcel ID Number
The Boat Rack, LLC 3411 Percy Priest Drive Nashville, TN 37214	The Boat Rack, LLC 1000 8th Avenue South Nashville, TN 37203	097-13-0-034.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Jason Padgett (hereinafter the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their his entire interest in the subject parcel(s) of real property, hereby releases, remises and quitclaims unto The Boat Rack, LLC, a Tennessee limited liability company (hereinafter the "Grantee"), all right, title and interest of the Grantor in and to certain tract(s) or parcel(s) of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BILL GARRETT, Davidson County
Trans:T20120077066 DEEDOC
Recvd: 10/10/12 13:51 3 pgs
Fees:17.00 Taxes:0.00
20121010-0092921

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

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

WITNESS my hand this the 4th day of October, 2012.

Jason Padgett

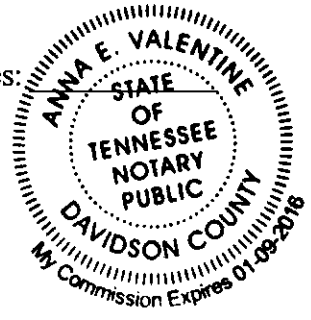
Jason Padgett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Padgett, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this the 4th day of October, 2012.

My Commission Expires:



Anna Elizabeth Valentine

Notary Public

EXHIBIT A
Legal Description

Property located in the 13th Councilmanic District of Davidson County, Tennessee, being a portion of Lot 1 of Larchwood Commercial Subdivision, as of record in Plat book 6900, page 875, Register's Office, Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 01-31-12, File Number 728, as follows:

Beginning at an existing concrete monument (Tennessee State Plane Coordinate of N = 662949.53 and E = 1782390.18) in the south margin of Percy Priest Drive and being the common corner of Lot 9 of Section One-A of Larchwood (Book 5060, Page 137);

Thence with margin of Percy Priest Drive S 77 degrees 22 minutes 28 seconds E a distance of 94.83 feet to an existing iron rod;

Thence with a curve turning to the left with an arc length of 319.83 feet with a radius of 1430.00 feet, with a chord bearing of S 83 degrees 46 minutes 54 seconds E, with a chord length of 319.16 feet, to an existing iron rod and common corner to Lot 2 of Final Plat, First Revision, Section 10, Lots 1 and 2, Larchwood Commercial Subdivision (Book 8250, Page 852);

Thence with said Lot 2 S 06 degrees 11 minutes 38 seconds E a distance of 295.62 feet to an existing iron rod;

Thence S 00 degrees 02 minutes 18 seconds W a distance of 20.00 feet to a set iron rod;

Thence N 89 degrees 57 minutes 42 seconds W a distance of 524.32 feet to a set iron rod;

Thence N 12 degrees 37 minutes 32 seconds E a distance of 377.98 feet to a concrete monument which is the point of beginning, having an area of 156880 square feet, 3.60 acres, more or less.

Being the same property conveyed to Jason Padgett by Warranty Deed from MDREA, LLC, a Florida limited liability company (formerly MDREA, Inc., a Florida corporation) dated August 29, 2012, recorded on September 4, 2012 of record as Instrument No. 20120904-0079749, Register's Office for Davidson County, Tennessee.

This is improved property known as 3411 Percy Priest Drive, Nashville, Tennessee 37214.

EASEMENT NO. 1

This conveyance is subject to a 30 foot wide Drainage Easement as shown on the plan of Larchwood Commercial Subdivisions of record in Book 6900, Page 875, Register's Office, Davidson County, Tennessee, incorporated herein by reference.

EASEMENT NO. 2

This conveyance is subject to a 20 foot Sanitary Sewer Easement as shown on the plan of Larchwood Commercial Subdivision as of record in Book 6900, Page 875, Register's Office, Davidson County, Tennessee, incorporated herein by reference.