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| **THIS INSTRUMENT PREPARED BY:**<br><br>Morgan & Akins, PLLC<br>2000 Richard Jones Road, Suite 260<br>Nashville, TN 37215 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br>John J. Joyce<br>Affiant<br>Subscribed and sworn to before me, this 10th day of October, 2012.<br><br>Notary Public<br><br>My Commission Expires: 1/9/16 |

TYLER ANTONAKOS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 9, 2016

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Neon Cross, LLC<br>1920 Adelicia Street, #300<br>Nashville, TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>083-13-0-177<br>083-13-0-178 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JOHN J. JOYCE (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto NEON CROSS, LLC, its beneficiaries, representatives, members, heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See **Exhibit "A"** attached hereto and made a part hereof.

Being the same property conveyed to John J. Joyce by Special Warranty Deed recorded in Instrument No. 20120719-0063620, Register's office for Davidson County, Tennessee.

This is improved property known as: 1100 & 1106 Boscobel Street, Nashville, Tennessee 37206.

Grantor covenants that he is lawfully seized and possesses said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for County property taxes, a mortgage lien and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

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.

BILL GARRETT, Davidson County
Trans:T20120080490 DEEDQC
Recvd: 10/23/12 14:46 3 pgs
Fees:17.00 Taxes:0.00
20121023-0097189

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2012.

JOHN J. JOYCE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John J. Joyce, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of October, 2012.

Notary Public

My Commission Expires: 1/9/16

TYLER ANTONAKOS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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EXHIBIT "A"

Legal Description

**TRACT 1**

Land in Davidson County, Tennessee, being Lot Nos. 174, 175, and 176 on the Plan of East Edgefield Addition, now East Nashville, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 174, 175 and 176 each front 50 feet on the southerly side of Boscobel Street, formerly Magnolia Street, and run back between parallel lines 170 feet to an alley.

**TRACT 2**

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of East Edgefield Addition, now East Nashville, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 173 fronts 50 feet on the southerly side of Boscobel Street, formerly Magnolia Street; and runs back between parallel lines 170 feet to an alley.

Tract 1 and Tract 2 being the same property conveyed to SunTrust Bank by Successor Trustee's Deed on April 12, 2011 and of record as Instrument No. 20110414-0028661 in the Register's Office of Davidson County, Tennessee.