THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00
Mudter & Patterson **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	AFFIANT Subscribed and sworn to before me, this 21st day of December, 2012.
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 30936-11-2012** **File Box 9B**	NOTARY PUBLIC My Commission Expires:

SHARON K. STALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
2120 Eighth, LLC 2120 Eighth Avenue South Nashville, Tennessee 37204	New Owner	Map and Parcel No.: 105 140 07600

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, 2120 Associates, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim, transfer and convey unto 2120 Eighth, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, of all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2120 Eighth Avenue South, Nashville, TN, 37204.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2012.

BILL GARRETT, Davidson County
Trans:T20120097975 DEEDQC
Recvd: 12/21/12 15:20 2 pgs
Fees:12.00 Taxes:0.00
20121221-0118067

2120 ASSOCIATES, LLC
a Tennessee limited liability company

By:_____
Albert Del Favero, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Albert Del Favero, 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 2120 Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as such President.

Witness my hand, this 21st day of December, 2012.

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

_____
NOTARY PUBLIC
My Commission Expires:_____

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey dated December 3, 2012, last revised on December 17, 2012, by R. Scot Cherry, Tennessee RLS No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee, 37204, as follows:

Beginning at a pk nail set at the intersection of the northerly right-of-way line of Prentice Avenue, 50' in width, and the easterly right-of-way line of 8th Avenue South, 68 feet in width;

Thence leaving the northerly right-of-way line of Prentice Avenue, with the easterly right-of-way line of 8th Avenue South, North 15 deg 00 min 32 sec West, 200.00 feet to an existing iron rod, at a corner common with the property of Gail Kopcsak, as of record in Deed Book 9465, Page 170, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 8th Avenue South with the southerly property line of Gail Kopcsak, North 74 deg 48 min 37 sec East, 154.95 feet to an existing iron rod in the westerly right-of-way line of Alley Number 67, 15 feet in width;

Thence with the westerly right-of-way line of Alley Number 67, South 15 deg 00 min 32 sec East, 200.00 feet to a pk nail set at the intersection with the northerly right-of-way line of Prentice Avenue;

Thence leaving the westerly right-of-way line of Alley Number 67, with the northerly right-of-way line of Prentice Avenue, South 74 deg 48 min 37 sec West, 154.95 feet to the POINT OF BEGINNING. Containing 30,990 square feet or 0.711 acres more or less.

Being part of the same property conveyed to 2120 Associates, LLC, a Tennessee limited liability company, by deed dated October 29, 1999, from The 2120 Building Partnership, a Tennessee general partnership, of record in Book 11726, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2120 Eighth, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 21, 2012, from 2120 Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20121221-0119066, Register's Office for Davidson County, Tennessee.