QUITCLAIM DEED

FROM: Joseph B. Delozier III, PLLC
Grantor

This instrument prepared by:
Mark Carver
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

TO: JBD3 Investments, LLC
Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
JBD3 Investments, LLC 209 23rd Avenue N. Nashville, Tennessee 37203	Same	Tax Map 92-15 Parcel 37

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

SARAH G. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP. 01-09-2016

Affiant

Sworn to and subscribed before me, this 4th day of February, 2013.

Notary Public

My Commission Expires: 01/09/16

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joseph B. Delozier III, PLLC,** a Tennessee professional limited liability company (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **JBD3 Investments, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest, in and to certain tracts of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This property is known as 209 23rd Avenue, Nashville, Davidson County, Tennessee 37203.

BILL GARRETT, Davidson County
Trans:T20130012393 DEEDQC
Recvd: 02/13/13 13:41 4 pgs
Fees:22.00 Taxes:0.00
20130213-0014807

IN WITNESS WHEREOF, the Grantor has executed this quitclaim deed this 4TH day of February, 2013.

GRANTOR: **Joseph B. Delozier III, PLLC**

By:_____

Title:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joseph B. Delozier, III 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 Managing Member of Joseph B. Delozier III, PLLC, the within named bargainor, a Tennessee professional limited liability company, and that he as such Managing Member, 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 Managing Member.

Witness my hand and seal at office in Nashville, Tennessee, this 4TH day of February, 2013.

Notary Public

My Commission Expires:

01/09/16

SARAH G. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP. 01-09-2016

EXHIBIT A

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Twenty-Third Avenue North being a portion of lots 123 and 124 as shown on Elliston's Plan of record in Plat Book 21, page 141, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Twenty-Third Avenue North, said pin being northerly 245 feet along said margin form the northerly margin of Brandau Place;

Thence, leaving said margin with the north line of Lindsey Cooper, Sr. of record in Deed Book 10474, page 933, said Register's Office, S 54°43'10" W, 185.00 feet to an iron pin in the easterly margin of an alley;

Thence, with the easterly margin of said Alley, N 35°10'49" E, 55.00 feet to the point;

Thence, leaving said alley with the southerly line of Metro Government, N 54°43'10" E, 185.00 feet to an iron pin in the west margin of Twenty-Third Avenue North;

Thence, with said margin S 35°10'49" E, 55 feet to the point of beginning, containing 10,175 square feet or 0.23 acres, more or less.

Being the same property conveyed to Joseph B. Delozier III, PLLC by deed of record at Instrument No. 20010220-0015627, Register's Office of Davidson County Tennessee.

EXHIBIT B

1. Taxes for the year 2013 are due and payable.

2. Matters shown on ALTA/ACSM Topographic and Site Improvement Survey, dated December 28, 2000, last revised January 9, 2001 prepared by William C. Cockrill, Tennessee No. 1401, Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, TN 37212, File No. 20246 (E).