BILL GARRETT, Davidson County
Trans:T20130012923 DEEDQC
Recvd: 02/14/13 16:16 4 pgs
Fees:22.00 Taxes:0.00
20130214-0015365

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (CCW)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
TBA Investments, LLC 186 North First Street Nashville, TN 37213	Same	Map: 082-14 Parcel: 048, 049, and 052

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, GRAND AVENUE LIMOUSINE, LLC, a Tennessee limited liability company, does hereby quitclaim and convey unto TBA INVESTMENTS, LLC, a Tennessee limited liability company, and its heirs and assigns, its entire right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereof is the same as that contained in the prior deed.

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

This improved and unimproved commercial property is also known as 195 North First Street and 116 and 118 Oldham Street, Davidson County, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 14th day of February, 2013.

Grand Avenue Limousine, LLC

By: _____

Name: Carl T. Haley, Jr.
Title: President and CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0

Affiant, Carl T. Haley, Jr.

Subscribed and sworn to before me
this 14th day of February, 2013

Notary Public

My Commission Expires:

3-3-14

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CARL T. HALEY, JR., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of Grand Avenue Limousine, LLC, a Tennessee limited liability company, and is authorized by the Company's Operating Agreement to execute this instrument on behalf of the Company.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of February, 2013.

Notary Public

My Commission Expires:

3-3-14

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

Tract I: Being the western part of Lot No. D in Barrow's and Shelby's Addition of Edgefield, see Plan Book 14, Page 238, Register's Office for Davidson County, Tennessee. Said westerly part of Lot No. D fronts thirty-three and one-third (33 1/3) feet on the South side of Oldham Street, running back between parallel lines one hundred fifty (150) feet, more or less to a fifteen (15) foot alley.

Tract II: Being the easterly sixteen and two-thirds (16 2/3) feet of Lot D and the westerly sixteen and two-thirds (16 2/3) feet of Lot E in Barrow's and Shelby's Addition to Edgefield as of record in Book 14, Page 238, said Register's Office.
Tract III: Being the easterly thirty three and one third (33 1/3) feet on the South side of Lot E of Barrow and Shelby's Addition to Edgefield, now East Nashville, of record in Book 14, Page 238, said Register's Office. Said part of Lot E fronts thirty three and one-third (33 1/3) feet on the southerly side of Oldham Street and runs back between parallel lines with the westerly side of Oldham Street and runs back between parallel line with the westerly line of Lot F one hundred fifty (150) feet to an alley.

Tract IV: Land in Davidson County, Tennessee, being Lots A, B, C, and part of Lots D, N, O and P on the Barron and Shelby Plan, of record in Book 14, Page 238, Register's office for Davidson County, Tennessee, described as follows, including the alleys that were closed by Metro Council Bill No. 59-79:

Beginning at a point in the East line of North 1st Street, formerly White Creek Pike, said point being 81 feet northwesterly in the right angles from a point in the center line of the North Bound Main Track of the Louisville Division of the Railroad of the Grantors opposite valuation station 2372-17.32 which 1335.68 feet measured northeastwardly along the center line of the North Bound Main Track from the Mile

Post 185 from Louisville, Kentucky; thence in a northeasterly direction 81 feet northwestwardly from and parallel to said center line of North Bound Main Track a distance of 264.13 feet to a point in the property line between the Grantor and Thomas McGrath; thence in a westerly direction forming an interior angle 31 degrees 44' and along said property line a distance of 36.58 feet to a point in the property line between the Grantor and Thomas McGrath; thence in a northerly direction along said property line a distance of 150 feet to a point in the South line of Oldham Street 262 feet to the intersection of the South line of Oldham Street with the East line of North 1st Street; thence in a southerly direction along the East line of North 1st Street forming an angle of 75 degrees 50' with the South line of Oldham Street a distance of 297.78 feet to the point of beginning, containing 1.247 acres, more or less.

Tract V: Being the front or northerly part of Lot F on Barrow and Shelby's Plan of Lots in Northeast Nashville, formerly Edgefield, as of record in Book 14, Page 238, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the southerly margin of Oldham Street at the corner of Lots E and F on said plan; thence southerly with the line between said two Lots, 141 feet, more or less, to the northerly line of the right-of-way of the Louisville and Nashville Railroad; thence with said line northeasterly fifty six and one-third (56 1/3) feet, more or less, to the line between Lots F and G; thence with said line, northerly one hundred fifteen (115) feet, more or less, to the southerly margin of Oldham Street; thence with the southerly margin of said street, westerly ninety (90) feet, more or less, to the point of beginning.

Tract VI: Beginning at the Northeast corner of Parcel 48 as described by Deed recorded in Deed Book 4896, Page 63, Register's Office for Davidson County, Tennessee, said point located in the South right-of-way line of Oldham Street (a 60.4 feet wide Right-of-way); thence proceed South 83° 18' 00" East along said South right-of-way line of Oldham Street, a distance of 190.39 feet to an iron rod; thence proceed South 64° 49' 00" West along a line 32.85 feet from and parallel with the centerline of the existing Southbound Main Track, a distance of 222.86 feet to a an iron rod at the Southeast corner of said parcel 48; thence proceed North 06° 08' 00" East along the east line of said parcel 48, a distance of 117.73 feet to the point of beginning and iron rod, containing 0.257 acre, more or less.

Being the same property conveyed to Grand Avenue Limousine, LLC by deed at Instrument No. 20121231-0120909, Register's Office for Davidson County, Tennessee.