QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 2013

Notary Public

MY COMMISSION EXPIRES: 6/19/16
(AFFIX SEAL)

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans: T20130047778 DEEDQC
Recvd: 06/07/13 12:43 3 pgs
Fees: 17.00 Taxes: 0.00
20130607-0058180

THIS INSTRUMENT WAS PREPARED BY
J. D. Klous, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARI Holdings, LLC	SAME	90-12-355 (Tract 1) 91-12-226 (Tract 2) 92-13-10 (Tract 3) 92-13-9 (Tract 4) 92-13-8 (Tract 5) 92-13-157 (Tract 6) 104060A15000CO (Tract 7)
(NAME)	(NAME)	
3814 Charlotte Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tamay Ozari, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ARI Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: (6303 Robertson Ave., Nashville, TN 37209)

Land in the 8th Civil District Annexed of Davidson County, Tennessee, being part of: Lot 5 on the Plan of the Resubdivision of Lots 5 to 8 inclusive of the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Plat Book 421, page 21, Register's Office for said County, and described according to survey made by R. B. Brantley, Surveyor, dated July 5, 1967, as follows: Beginning at an iron pin in the southerly margin of Robertson Road, at the corner of Lots 5 and 6 on said Plan; thence with the margin of Robertson Road, South 80 deg. 56 min. East 82.5 feet to an iron pin at the northwest corner of the property conveyed to American Service Company by deed of record in Book 3918, page 5, Register's Office; thence with their westerly line, South 6 deg. West 110 feet to a point; their southwest corner; thence with their southerly line, South 80 deg 56 min. East 95 feet to an iron pin in the westerly margin of Croley Drive; thence with the margin of the same, South 6 deg. West 25' to an iron pin, the northeast corner of the property conveyed to Tom G. Coleman, Jr., by deed of record in Book 4098, page 168, said Register's Office; thence with his northerly line, North 82 deg. 55 min. West 179 feet to an iron pin in the dividing line between Lots 5 and 6; thence with the line between said lots, North 6 deg. 40 min. East 141.0 feet to the point of beginning.

Being the same property conveyed to Tamay Ozari by Warranty Deed of record in Instrument No. 20061106-0137513, of the Register's Office of Davidson County, Tennessee.

Tract 2: (623 41st Ave. N, Nashville, TN, 37209)

Land in Davidson County, Tennessee, being the easterly half of an alley lying east of and adjoining Blocks Nos 15 and 17, Plan No 1 West Nashville, as of record in Book 57, page 74 and 75, Register's Office for said County, two unnumbered blocks immediately east of said alley and the alley between said unnumbered blocks, described together as follows:

Beginning at the southwest corner of 41st Avenue North, Formerly Bass Street, and Indiana Avenue; thence with the southerly margin of Indiana Avenue, westwardly 172 feet, more or less, to the center of an alley; thence with the center of said alley, southwardly 325 feet to the northerly line of the property conveyed to F. M. Crow, et al, by Deed from N C. Lyon and wife, of record in Book 805, page 199, said Register's Office; thence with said line, eastwardly 142.5 feet, more or less, to the westerly margin of 41st Avenue; thence with said avenue, northwardly 327.4 feet, more or less, to the beginning.

Being the same property conveyed to Tamay Ozari by Warranty Deed of record in Instrument No. 20040730-0091842, of the Register's Office of Davidson County, Tennessee.

Tract 3: (3811 Charlotte Avenue, Nashville, TN 37209)

Land in Davidson County, Tennessee, being Lot No. 6, Block 4 on the plan of Charlotte Park 2nd Addition, of record in Plat Book 57, Pages 160-161, Register's Office for said county.

Said Lot No. 6 fronts 50 feet on the southerly margin of Charlotte Avenue and extends back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Tamay Ozari by Quitclaim Deed of record in Instrument No. 20111103-0085680, of the Register's Office of Davidson County, Tennessee.

Tract 4: (3813 Charlotte Avenue, Nashville, TN 37209)

Land in Davidson County, Tennessee, being Lot No. 7, Block 4 on the plan of Charlotte Park 2nd Addition, of record in Plat Book 57, Page 160 and 161, Register's Office for said county.

Said Lot No. 7 fronts 50 feet on the southerly margin of Charlotte Avenue and extends back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Tamay Ozari by Quitclaim Deed of record in Instrument No. 20111103-0085680, of the Register's Office of Davidson County, Tennessee.

Tract 5: (3815 Charlotte Avenue, Nashville, TN 37209)

Land in Davidson County, Tennessee, being Lot No. 8, Block No. 4, on the plan of Charlotte Park Company's 2nd Addition, of record in Book 57, pages 160 and 161, Register's Office for said county.

Said Lot No. 8 fronts 50 feet on the southerly margin of Charlotte Avenue and extends back between parallel lines, the westerly line of said Lot No. 8 extending back with the easterly margin of Thirty-Ninth Avenue North, 150 feet to an alley.

Being a portion of the same property conveyed to Tamay Ozari by Quitclaim Deed of record in Instrument No. 20111103-0085680, of the Register's Office of Davidson County, Tennessee.

Tract 6: (3501 Park Avenue, Nashville, TN, 37209)

Land in Davidson County, Tennessee, being all of Lot No. 1, Block 12, on the plan of Charlotte Park 2nd Addition, of record in Plat Book 57, Page 160-161, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tamay Ozari, a married man, by Warranty Deed dated June 2, 2006 and filed for record in Instrument No. 20060607-0067603, said Register's Office.

Tract 7: (3415 W End Ave., #101B, Nashville, TN 37203)

Being Unit No. B on the Plan of Revision of First Floor, Continental Condominium, of record in Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tamay Ozari, unmarried, by Warranty Deed of record in Instrument No. 20071105-0130165, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of Grantor.

TO HAVE AND TO HOLD said property, together with all of the appurtenances, estate and title thereto belonging, unto the said Grantee, its successors and assigns, forever.

Witness my hand this 14th day of May, 2013.

Tamay Ozari

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamay Ozari, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 14th day of May, 2013.

Commission expires: 10/18/2015

Notary Public

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

JASON M. CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD