BILL GARRETT, Davidson County
Trans:T20130072667 DEEDQC
Recvd: 08/22/13 12:34 3 pgs
Fees:17.00 Taxes:0.00
20130822-0088656

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
STS Property Group, LLC. 206 Thompson Lane Nashville, Tennessee 37211	New Owner	105-16-0-256.00 105-16-0-257.00 105-16-0-258.00 105-16-0-259.00 **The purpose of this deed is to combine the above parcels.

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2013.

Notary Public

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **STS Property Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer, quitclaim and convey unto **STS Property Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, Grantee's representatives, successors and assigns, all of Grantors' right, title and interest in and to a certain real property lying and being situated in Davidson County, State of Tennessee, commonly known as 2194A Nolensville Pike, 338, 336 & 0 Vivelle Avenue, Nashville, Tennessee 37211, as more particularly described on Exhibit "A" attached hereto and incorporated herein.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record as well as all applicable zoning and building regulations.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of May, 2010.

STS PROPERTY GROUP, LLC.,
a Tennessee limited liability company

By: _____
Hamid Toloogolzari, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hamid Toloogolzari, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of STS Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Hamid Toloogolzari as its Member.

Witness my hand and official seal at office, this 19th day of August, 2013.

I.M. Lm
Notary Public

My commission expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:
Land in Davidson County, Tennessee, Being Lot Nos. 29 and 30 of the Jane Watkins Tract, of record in Book 2, page 108, Register's Office for said County, as follows:

Said Lots Nos. 29 and 30 adjoin and front 156 feet, more or less on the southerly side of Vivelle Street and run back 165 feet, more or less on the westerly line which is the easterly margin of Nolensville Road and 150 feet, more or less on the easterly margin to an ally measuring 84 feet, more or less, thereon.

Being same conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Quit Claim Deed from Hamid Toloogolzari and Ali Shahhosseimi and Zabihollah Shahhosseimi, dated February 3, 2009, of record in Instrument No. 20090218-0013540, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, Being Lots Nos. 27 and 28 on the Plan of the Subdivision of the Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court of Nashville, Tennessee.

Said Lots Nos. 27 and 28 fronts 50 feet each on the southerly side of Vivelle Avenue and runs back between parallel lines 150 feet t to an alley.

Being same conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Quit Claim Deed from Hamid Toloogolzari and Ali Shahhosseimi and Zabihollah Shahhosseimi, dated February 3, 2009, of record in Instrument No. 20090218-0013540, Register's Office for Davidson County, Tennessee.