BILL GARRETT, Davidson County
Trans:T20130083512 DEEDQC
Recvd: 09/26/13 15:51 2 pgs
Fees:12.00 Taxes:0.00
20130926-0101407

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Sharpe Partners, LLC 408 Taylor St., Ste. 202 Nashville, TN 37208	New Owner	Map: 83-3 Parcel: 198.00 & 197.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ENERGI Partners, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Sharpe Partners, LLC, a Tennessee Limited Liability Company**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

TRACT I:

Land in Davidson County, Tennessee, being the easterly 31 feet of Lot No. 1 on the Plan of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee. Said part of Lot No.1 fronts 31 feet on the southerly side of Rosebank Avenue and runs back between parallel lines, with the westerly margin of Water's Avenue, 160 feet to an alley.

TRACT II:

Land in the 15th, formerly 11th, District of Davidson County, Tennessee, being parts of Lots No. 1 and 2 of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at a point, being the intersection of the southerly margin of Rosebank Avenue, with the easterly margin of the right-of-way of Louisville and Nashville Railroad; thence with the southerly margin of said Rosebank Avenue, eastwardly 105 feet; thence southerly and perpendicular to said southerly margin of said Avenue, 160 feet to an alley in the rear; thence westwardly with said alley 53 feet 8 inches to the intersection of said alley with the easterly margin of said railroad right-of-way; thence northerly with said easterly margin of said right-of-way, 171 feet to the point of beginning.

Being the same property conveyed to ENERGI Partners, LLC, by deed from Charles Randall Smith, a married man, dated January 29, 2010, recorded in Instrument 20100201-0007885, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Randall Smith by deed from Jane Ouita Mosley, dated July 9, 1980, recorded in Book 5623, Page 577, Register's Office for said County.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1000 Riverside Drive, Nashville, TN 37206, and unimproved property located at 0 Rosebank Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25th day of September, 2013.

Carmen Coats
Affiant

My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 25th day of September, 2013.

ENERGI Partners, LLC, a Tennessee Limited Liability Company

By:
Name: Zachary K. Thomas
Title: Member

By:
Name: Brett M. Diaz
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2013.

Notary Public

My Commission Expires: 9-9-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2013.

Notary Public

My Commission Expires: 9-9-2014