BILL GARRETT, Davidson County
Trans:T20130105126 DEEDQC
Recvd: 12/17/13 15:16 2 pgs
Fees:12.00 Taxes:0.00
20131217-0127546

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Lofts at 16, LLC 300 Broadway Nashville, TN 37201	Same	Map: 93-6-2 Parcel: 69

In accordance with the terms and conditions of the Lease Agreement of record as Instrument No. 20060620-0073772 Register's Office for Davidson County, Tennessee, by and between The Industrial Development Board of Nashville and Davidson County, Tennessee, as Landlord (the "Grantor") and Lofts at 160, LLC as tenant (the "Grantee"), and other good and valuable consideration, the receipt of which is hereby acknowledged the Grantor has bargained and sold, and by these presents does transfer and convey all of the Grantor's right, title and interest in the subject property unto Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Second Avenue North, between Broad Street and Church Street and being a part of Lot 13 on the plan of the Original Town of Nashville, not of record, being more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue North, said point being southerly 311.99 feet along said margin from the southerly margin of Church Street;

Thence, leaving said margin with the south line of Rhea Building, LLC and Music City, LLC, Et. Al. of record in Instrument No. 2002060568176, Register's Office for Davidson County, Tennessee ("R.O.D.C.T."), N 62° 08' 00'' E, 208.91 feet to a point in the west margin of First Avenue North;

Thence, with said margin, S 27° 07' 00" E, 85.00 feet to a point;

Thence, leaving said margin with the north line of Howard & Manis Enterprises, Inc., of record in Book 9600, page 755, R.O.D.C.T., S 62° 08' 04" W, 209.17 feet to a point in the east margin of Second Avenue North;

Thence, with said margin, N 26° 56' 20" W, 85.00 feet to the Point of Beginning.

Containing 17,767 square feet or 0.41 acres, more or less.

Being the same property conveyed to the Grantor by deed of record as Instrument No. 20060620-0073771, R.O.D.C.T.

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Quitclaim Deed as of December 16, 2013.

THE INDUSTRIAL DEVELOPMENT BOARD OF NASHVILLE and DAVIDSON COUNTY TENNESSEE

Attest: _____ By: _____
Its: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of The Industrial Development Board of Nashville and Davidson County Tennessee within named bargainor, a public corporation duly created and existing under the laws of the State of Tennessee, and that he as such officer, being duly authorized, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal at office on this the 16 day of December, 2013.

_____
NOTARY PUBLIC

MARLENE FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

_____
Affiant

Subscribed and sworn to before me this 16th day of December, 2013.

_____
Notary Public

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires MAY 3, 2016

This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
315 Deaderick Street
Suite 1700
Nashville, Tennessee 37238