THIS INSTRUMENT PREPARED BY:
Amanda M. Smith
Middleton Reutlinger
401 S. Fourth Street, Suite 2600
Louisville, KY 40202

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
B. F. Nashville, Inc. 1903 Stanley Gault Parkway Louisville, Kentucky 40223	New Owner	Map 092 02 0 Parcel 025.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by U.B. Properties, LLC, a Kentucky limited liability company ("Grantor"), Grantor has bargained and sold, and does hereby transfer and convey unto B.F. Nashville, Inc., a Tennessee corporation, its successors in interest and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 1045 28th Avenue North, Nashville, Tennessee 37208.

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 23 day of December, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-28-2016

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE, KY

BILL GARRETT, Davidson County
Trans:T20130107402 DEEDQC
Recvd: 12/27/13 13:51 3 pgs
Fees:17.00 Taxes:0.00
20131227-0130402

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 23 day of December, 2013.

GRANTOR:

U.B. Properties, LLC

BY: Ulysses L Bridgeman I

Name: Ulysses L. Bridgeman, Jr.
Title: Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

PERSONALLY APPEARED BEFORE ME, Brenda L. Hites, a Notary Public, Ulysses L. Bridgeman, Jr., with whom I am personally acquainted, who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained and who further acknowledged that (s)he is Member of U.B. Properties, LLC, a Kentucky limited liability company, being authorized to execute the foregoing instrument on behalf of the Company.

WITNESS MY HAND, at office this 23 day of December, 2013.

Brenda L. Hites
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-28-2016

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE, KY

EXHIBIT "A"

A parcel of land in the 21st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Parcel 25 on Metropolitan Nashville, Tax Map 92-2 and more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of 28th Avenue North (52 feet as widened); said point is 40.52 feet southerly from the southerly end of the southwesterly return curve for John A. Merritt Boulevard (formerly Centennial Boulevard); said point also being the southeasterly property corner of Circle K Properties, Inc. as of record in Deed Book 9055, Page 365, R.O.D.C., Tennessee and proceeding as follows:

1. From the point of beginning and with the westerly right-of-way line of 28th Avenue North, S 13° 59' 42" E, 149.85 feet to an existing iron pin; thence,
2. Leaving 28th Avenue North and with the common property line of the Temple Baptist Church Incorporation of Nashville as of record in Deed Book 7059, Page 806, R.O.D.C., Tennessee and this tract, S 76° 01' 10" W, 140.06 feet to an existing iron pin; thence,
3. Leaving the Temple Baptist Church and with the easterly right-of-way line of Alley #1177 (a 20-foot wide alley), N 13° 43' 21" W, 150.16 feet to an existing iron pin; thence,
4. Leaving the alley and with the common property line of Circle K Properties, Inc., N 76° 08' 49" E, 139.36 feet to the point of beginning and containing 20,956 square feet or 0.481 of an acre more or less.

Being the same property conveyed to U.B. Properties, LLC, a Kentucky limited liability company, by Warranty Deed of record in Book 20000901 Page 0086797 Register's Office for Davidson County, Tennessee.