BILL GARRETT, Davidson County
Trans:T20140004547 DEEDQC
Recvd: 01/21/14 14:38 3 pgs
Fees:17.00 Taxes:0.00



20140121-0005658

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Mark Lineberry
P.O. Box 1767
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
LINEBERRY PROPERTIES, INC. P.O. Box 1767 Mount Juliet, TN 37121	SAME	Map: 93-2-3 Parcel: 163

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, UNION STREET PLAZA GARAGE, LLC, a Tennessee limited liability company (the "Grantor"), by these presents does quitclaim, transfer and convey unto LINEBERRY PROPERTIES, INC., a Tennessee corporation (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit "A" together with any and all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This being part of the same property conveyed to Union Street Plaza Garage, LLC, by Deed from 217 3rd Avenue Plus 3, LLC, of record as Instrument No. 20080421-0040253 in the office of the Register of Deeds, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned LINEBERRY PROPERTIES, INC., has hereunto subscribed its name on this 31st day of December 2012.

UNION STREET PLAZA GARAGE, LLC
A Tennessee limited liability company

By: Valley Forge Apartments, Ltd., a Tennessee limited partnership, its sole member
By: LINEBERRY PROPERTIES, INC., a Tennessee Corporation, its General Partner

By: _____
Dewey L. Lineberry, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEWEY L. LINEBERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of LINEBERRY PROPERTIES, INC., a Tennessee corporation, which is the general partner of Valley Forge Apartments, LTD., a Tennessee limited partnership, which is the sole member of Union Street Plaza Garage, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal on this 31st day of December 2012.

SCOTT T. LUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Jan. 9, 2016

NOTARY PUBLIC
My Commission expires: Jan. 9 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 31st day of December 2012.

SCOTT T. LUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Jan. 9, 2016

NOTARY PUBLIC
My Commission expires: Jan. 9 2016

EXHIBIT A

BEING PART OF LOT NO. 41 ON THE MAP OF THE ORIGINAL TOWN OF NASHVILLE NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JAMES A. HAMILTON, JR. ENGINEERS, DATED MARCH 10, 1970, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST INTERSECTION OF THIRD AVENUE NORTH AND BANK ALLEY, SAID POINT BEING 10.39 FEET SOUTH FROM THE ORIGINAL LOT LINE BETWEEN LOTS NOS. 40 AND 41 ON SAID PLAN, AND BEING IN THE WEST MARGIN OF THE SIDEWALK; THENCE ALONG THE SOUTH MARGIN OF BANK ALLEY, WESTERLY 176.9 FEET TO A POINT WHICH IS 4.47 FEET EAST OF THE COMMON ORIGINAL LINE BETWEEN LOTS NOS. 41 AND 53 OF SAID PLAN, SAID POINT BEING IN PRINTER'S ALLEY; THENCE SOUTHERLY ALONG PRINTER'S ALLEY, 32.85 FEET TO A POINT WHICH IS 4.07 FEET EAST OF THE ORIGINAL LOT LINE BETWEEN LOTS NOS. 41 AND 53, BEING AT A JOINT IN A DOUBLE BRICK WALL, WHICH AT THIS POINT IS 2.13 FEET THICK, THENCE ALONG THE CENTER LINE OF SAID DOUBLE WALL, AND ALONG THE NORTH LINE OF THE PROPERTY THAT WAS CONVEYED TO DR. ROBERT S. NORMAN, ET AL, BY DEED OF RECORD IN BOOK 2296, PAGE 15, REGISTER'S OFFICE FOR SAID COUNTY, EASTERLY 177.22 FEET TO A POINT IN THE WEST MARGIN OF THIRD AVENUE NORTH IN THE CENTER LINE OF SAID DOUBLE BRICK WALL, WHICH IS AT THIS POINT 2.09 FEET THICK; THENCE NORTHERLY WITH THE MARGIN OF SAID THIRD AVENUE NORTH, 31.35 FEET TO THE POINT OF BEGINNING.