QUITCLAIM DEED

TO: 311 Forge, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37219

FROM: George A. Geist and Margaret A. Geist, Trustees, John J. Geist and Mary D. Geist, Trustees, Robert Joseph Geist, and Rose Mary Geist

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
311 Forge, LLC 1508 Elm Hill Pike, Suite 100 Nashville, TN 37210	Same	Map 82-13 Parcels 304, 305, 306, 307 309, and 310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
June 21, 2016

Sworn to and subscribed before me, this 6 day of March, 2014.

Notary Public

My Commission Expires: June 21, 2016

QUITCLAIM DEED

IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George A. Geist and Margaret A. Geist, Trustees, John J. Geist and Mary D. Geist, Trustees, Robert Joseph Geist, and Rose Mary Geist** (collectively, the "Grantor") by these presents does transfer, quitclaim and convey unto **311 Forge, LLC, a Tennessee limited liability company** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in the real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The conveyance of the Property by this Quitclaim Deed is subject to all limitations, restrictions, encumbrances, and matters of public record. This Property is generally known as 309, 311, and 315 Jefferson Street, Nashville, Davidson County, Tennessee 37208.

BILL GARRETT, Davidson County
Trans:T20140015779 DEEDQC
Recvd: 03/07/14 13:43 5 pgs
Fees:27.00 Taxes:0.00
20140307-0019439

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 6th day of March, 2014.

GRANTOR:

George A. Geist and Margaret A. Geist, Trustees of the Geist Family Revocable Living Trust dated April 17, 1996

By: _____
George A. Geist, Trustee

By: _____
Margaret A. Geist, Trustee

John J. Geist and Mary D. Geist, Trustees of the Geist Family Revocable Living Trust dated August 11, 1995

By: _____
John J. Geist, Trustee

By: _____
Mary D. Geist, Trustee

_____
Robert Joseph Geist

_____
Rose Mary Geist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared George A. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Geist Family Revocable Living Trust dated April 17, 1996, the within named bargainor, and that he as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

_____
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Margaret A. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Geist Family Revocable Living Trust dated April 17, 1996, the within named bargainor, and that she as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared John J. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Geist Family Revocable Living Trust dated August 11, 1995, the within named bargainor, and that he as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Mary D. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Geist Family Revocable Living Trust dated August 11, 1995, the within named bargainor, and that she as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Robert Joseph Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Rose Mary Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

This description was prepared based on the survey of J. Alan Cummings dated November 12, 2013.

Land situated at the southeast corner of the intersection of Jefferson Street and 4th Avenue North, in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod (new) at the intersection of the south right of way line of said Jefferson Street (right of way varies) and the east right of way line of said 4th Avenue North (50' right of way);
1. thence, with said south right of way line, N73°13'33"E, a distance of 172.72 feet to a capped 5/8" iron rod (new) on the west line of Alley No. 201 (unimproved);
2. thence, with the west line of said Alley No. 201, S27°21'37"E, a distance of 181.24 feet to a capped 5/8" iron rod (new) at the northeast corner of the land deeded to Thomas R. Scales by deed recorded in Book 4194, page 60, Register's Office of Davidson County (R.O.D.C.), Tennessee;
3. thence, with the north line of said Scales, S62°50'57"W, a distance of 170.02 feet to an iron rod (old) on the east right of way line of said 4th Avenue North;
4. thence, with said east right of way line, N27°17'46"W, a distance of 82.28 feet to a capped 5/8" iron rod (new) at the southwest corner of the land deeded to Constance Shelton Davie by deed recorded in Instrument No. 20100720-0056781, R.O.D.C., Tennessee;
thence with the lines of said Davie the following three calls (5. through 7.);
5. N63°03'00"E, a distance of 80.00 feet to a capped 5/8" iron rod (new);
6. N27°17'46"W, a distance of 27.00 feet to a capped 5/8" iron rod (new);
7. S63°03'00"W, a distance of 80.00 feet to a capped 5/8" iron rod (new) on the east right of way line of said 4th Avenue North;
8. thence, N27°17'46"W, a distance of 103.07 feet to the POINT OF BEGINNING,
CONTAINING 31,278 square feet, or 0.72 acres, more or less.

Being a portion of the same property deeded to John J. Geist and Mary D. Geist, Trustees, from John Geist, III by deed recorded in Book 10045, Page 513, Register's Office for Davidson County, Tennessee.

And being a portion of the same property conveyed to THOMAS L. BOSTIC by quitclaim deed from GAY LISA LEVINE, TRUSTEE of record in Book 7308, Page 497, dated March 11, 1984, said Register's Office. For further reference see Final Decree Confirming Sale of record in Instrument No. 20001130-0117672, said Register's Office. For further reference see Order Granting Default Judgment to Plaintiff on Quiet Title to property vesting with absolute and unencumbered to GEIST FAMILY REVOCABLE LIVING TRUST of record in Instrument No. 20140227-0017061, said Register's Office.