QUITCLAIM DEED

TO:	Metropolitan Development and Housing Agency	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37219
FROM:	311 Forge, LLC	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	N/A	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—for recording and transfer tax purposes. Grantee is EXEMPT.

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Affiant

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

Notary Public

My Commission Expires: June 21, 2016

QUITCLAIM DEED

WHEREAS, Grantor (as defined below) owns certain real property more particularly described in Exhibit A (the "Property") attached hereto and incorporated herein by this reference.

WHEREAS, the Property is subject to the Phillip-Jackson Street Redevelopment Plan (the "Redevelopment Plan") approved by Ordinance 093-773 and amended by adoption of Ordinance Nos. O99-1762, BL2001-861, BL2005-798, BL2013-377 and BL 2013-595 (Instrument No. 20130903-0092714, Register's Office for Davidson County, Tennessee) (collectively, the "Metropolitan Ordinance"); and

WHEREAS, Grantee, as defined below, is authorized pursuant to the Metropolitan Ordinance and the provisions of the Tennessee Housing Authorities Law, Tenn. Code Ann. § 13-20-101, et. seq, et. seq. (the "Act), to acquire the Property for redevelopment.

BILL GARRETT, Davidson County
Trans:T20140015779 DEEDQC
Recvd: 03/07/14 13:44 3 pgs
Fees:17.00 Taxes:0.00
20140307-0019440

IN CONSIDERATION OF THE FOREGOING AND 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, **311 Forge, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor") by these presents does transfer, quitclaim and convey unto **Metropolitan Development and Housing Agency**, a public body and a body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee (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.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Quitclaim Deed on its part have been complied with and that all things necessary to constitute this Quitclaim Deed as valid, binding, and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Quitclaim Deed on its part have been and are in all respects authorized in accordance with applicable law.

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

GRANTOR: **311 Forge, LLC,**
a Tennessee limited liability company

By: _____
Ronald E. Wenzler, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stacie L. Beishuizen a Notary Public in and for the County and State aforesaid, personally appeared Ronald E. Wenzler, 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 President of 311 Forge, LLC, a limited liability company, the within named bargainor, and that he as such President of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

STACIE L. BEISHUIZEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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

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

_____
Notary Public

My Commission Expires: June 21, 2016

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 the same property deeded to John J. Geist & 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 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.

Being the same property conveyed to 311 Forge, LLC by deed of record at Instrument No. 20140307-0019439, Register's Office for Davidson County, Tennessee.