BOX 10-A

~~RETURN TO:~~
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of January, 2014.

Notary Public

My Commission Expires: _____

Address New Owners As Follows:
David A. Floyd, Jr, et al
2400 Crestmoor Road, Suite 301
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Numbers:
104 12 0 079.00
104 12 0 080.00

BILL GARRETT, Davidson County
Trans:T20140019793 DEEDQC
Recvd: 03/25/14 11:23 3 pgs
Fees:17.00 Taxes:0.00
20140325-0024382

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that, Powell – Floyd Properties, LLC, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim and by these presents does transfer and convey unto David A. Floyd, Jr., a 50% undivided interest and Gregory L. Powell, a 50% undivided interest as tenants in common ("Grantee"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

SEE EXHIBIT A WHICH IS ATTACHED HERETO FOR LEGAL DESCRIPTIONS

1910 21st Avenue South, Nashville, TN 37212
1912 21st Avenue South, Nashville, TN 37212

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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WITNESS my hand this 24 day of January, 2014.

GRANTOR:

Powell – Floyd Properties, LLC, a Delaware limited liability company

By: Gregory L. Powell, Chief Manager

By: David A. Floyd, Jr., Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of said county and state, personally appeared Gregory L. Powell and David A. Floyd, Jr. with whom I am personally acquainted and who upon oath acknowledged themselves to be Chief Manager and Secretary of Powell – Floyd Properties, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager and Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

Witness my hand and seal on this 24 day of January, 2014.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

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Exhibit A

Tract One

Land in Davidson County, Tennessee, being the South 1/2 of Lot No. 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158, Register's Office for said County.

Said part of said Lot fronts 50 feet on the East side of 21st Avenue South or Hillsboro Pike and runs back between parallel lines 161 feet more or less to an alley.

Being the same property conveyed by Warranty Deed from Willma I. Solomon Village Limited Partnership to Powell-Floyd Properties, LLC as recorded on the 27th day of July, 2005 in Instrument No. 20050727-0087248, in the Register's Office of Davidson County, Tennessee.

Tract Two

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 77 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 77 fronts 50.0 feet on the Easterly side of 21st Avenue, South, formerly the Hillsboro Pike, and runs back between parallel lines 161.0 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed from Joel W. Solomon, Jr. to Powell-Floyd Properties, LLC as recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0105495, in the Register's Office of Davidson County, Tennessee.

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