ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
4200 Charlotte Partners 2002 Richard Jones Rd., St. 200C Nashville, Tennessee 37215	091-16-0-106.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (SKL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ASHRAF REZAEI**, a(n) unmarried individual ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **4200 CHARLOTTE PARTNERS,** a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 4200 Charlotte Avenue, Davidson County, Tennessee.

Grantor hereby warrants that the Property has only been used for commercial purposes and is not the residence of the Grantor.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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 28 day of May, 2014.

Notary Public
My Commission Expires: 9-9-2014

SUE ARNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

BILL GARRETT, Davidson County
Trans:T20140037464 DEEDQC
Recvd: 05/29/14 11:31 4 pgs
Fees:22.00 Taxes:0.00
20140529-0046176

7/3415664.1
5/28/2014

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 28 day of May, 2014, to be effective May 28 2014.

ASHRAF REZAEI

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Sue Arnett, the undersigned, a Notary Public in and for said County and State, the within named Ashraf Rezaei, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of May, 2014.

Notary Public

My Commission Expires:
9-9-2014

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

7/3415664.1
010098-012 5/28/2014

Exhibit A

Legal Description

BEING A CERTAIN PARCEL OF LAND LYING IN THE TWENTY-FOURTH COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS LOT 2 OF BLOCK 1 ON THE FINAL PLAT ENTITLED "NO.1 PLAN OF WEST NASHVILLE" OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, DATED MAY 18, 1887, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.). SAID LOT IS LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF 42ND AVENUE N AND CHARLOTTE AVENUE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES IN THE WESTERLY RIGHT-OF-WAY LINE OF 42ND AVENUE N AND THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE AVENUE AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID 42ND AVENUE N WITH SAID CHARLOTTE AVENUE, SOUTH 88 DEGREES 09 MINUTES 56 SECONDS WEST, 105.50 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES IN THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NO. 1215;

THENCE, LEAVING SAID CHARLOTTE AVENUE WITH SAID ALLEY NO. 1215, NORTH 01 DEGREES 44 MINUTES 59 SECONDS WEST, 25.00 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES AT THE SOUTHWESTERLY CORNER OF L & L PROPERTIES OF RECORD AS INSTRUMENT NUMBER 200404020037283, R.O.D.C.T. AND SHOWN AS LOTS 4, 6, 8, 10 & 12 ON THE PLAT ENTITLED NO. 1 PLAN OF WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, R.O.D.C.T.;

THENCE, LEAVING SAID ALLEY NO. 1215 WITH SAID L & L PROPERTIES, NORTH 88 DEGREES 09 MINUTES 56 SECONDS EAST, 105.50 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES AT THE SOUTHEASTERLY CORNER OF SAID L & L PROPERTIES IN THE WESTERLY RIGHT-OF-WAY LINE OF 42ND ANENUE N;

THENCE, WITH SAID 42ND ANENUE N, SOUTH 01 DEGREES 44 MINUTES 59 SECONDS EAST, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,638 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

BEING THE SAME PROPERTY CONVEYED TO ASHRAF REZAEI FROM FARHAD SOHEILINIA BY QUITCLAIM DEED OF RECORD AS INSTRUMENT 200908070074302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, INC, 315 WOODLAND STREET, NASHVILLE, TN., ON APRIL 4TH, 2014, BY TED J. STEVENSON II, RLS NUMBER 2136. PROJECT NUMBER 14028, WORK ORDER 9895.

Being the same property conveyed to FARHAD SOHEILINIA AND ASHRAF REZAEI, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from ROBERT E. MARGO, of record as Instrument No. 2000628-0064449, dated June 27, 2000, said Register's Office. Then being further conveyed to ASHRAF REZAEI, UNMARRIED, by Quitclaim Deed from FARHAD SOHEILINIA, UNMARRIED, of record as Instrument No. 20090807-0074302, dated August 6, 2009, said Register's Office.