BILL GARRETT, Davidson County
Trans:T20140037900 DEEDQC
Recvd: 05/30/14 14:30 3 pgs
Fees:17.00 Taxes:0.00
20140530-0046735

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203-1348
Telephone: 615.383.3345

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Turbo Investments International Inc and AGMS II, LLC 3100 West End Avenue, Suite 1100 Nashville, TN 37203-1348	New Owners	Map 106 Parcel 122

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by MCPA-PLUS (TN) ASSOCIATES, a Tennessee joint venture ("Grantor"), Grantor has bargained and sold, and does hereby transfer and convey unto TURBO INVESTMENTS INTERNATIONAL INC, a British Virgin Islands general business company, as to an undivided 80% interest, and to AGMS II, LLC, a Tennessee limited liability company, as to an undivided 20% interest, and their successors in interest and assigns (collectively "Grantees") all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 309-311 Plus Park Boulevard, Nashville, Tennessee 37217.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 27th day of May, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-6-17

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 29 day of May, 2014.

GRANTOR:

MCPA-PLUS (TN) ASSOCIATES, a Tennessee joint venture

BY: GUITAR PLUS (TN) QRS 14-37, INC., a Delaware corporation, its managing venturer

BY: _____
Darren R. Postel, Director

STATE OF New York
COUNTY OF New York

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Darren R. Postel, with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of GUITAR PLUS (TN) QRS 14-37, INC., a Delaware corporation, the managing venturer of the bargainor, MCPA-PLUS (TN) ASSOCIATES, a Tennessee joint venture, and that he as such officer of said managing venturer, being duly authorized to do so, executed the foregoing instrument on behalf of the bargainor for the purposes therein contained, by signing the name of the bargainor, by such general partner, by himself as such officer.

Witness my hand and seal, at office, this 28 day of May, 2014.

_____
Notary Public

My Commission Expires: 08/05/17

ROBERT K POLLAK
Notary Public, State of New York
No. 01PO6287036
Qualified in New York County
Certificate filed in New York County
Commission Expires August 05, 2017

ROBERT K POLLAK NOTARY PUBLIC My Comm. Exp. Aug 5, 2017 STATE OF NEW YORK

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND IN THE 16TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 7 ON THE PLAN OF THE PLUS PARK, SECTION 7, OF RECORD IN BOOK 4470, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PATICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST RIGHT OF WAY OF PLUS PARK BOULEVARD AT A POINT LOCATED 1365.32 FEET SOUTHERLY FROM THE INTERSECTION OF SAID PLUS PARK BOULEVARD AND THE SOUTHWESTERLY TURN OUT OF MURFREESBORO ROAD;

THENCE WITH SAID PLUS PARK BOULEVARD, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 418.77 FEET, A DISTANCE OF 163.50 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAT S 9° 38' 16" E, 104.21 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 746.61 FEET, A DISTANCE OF 374.49 FEET TO AN IRON PIN;

THENCE LEAVING SAID RIGHT OF WAY N 70° 53' 47" W, 280.65 FEET TO THE EAST RIGHT OF WAY OF INTERSTATE 24;

THENCE WITH THE EAST RIGHT OF WAY OF INTERSTATE 24 N 2° 00' E, 235.41 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY N 1° 44' 36" E, 199.20 FEET;

THENCE N 1° 52' 40" E, 167.78 FEET;

THENCE LEAVING SAID RIGHT OF WAY S 77° 16' 04" E, 269.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES, MORE OR LESS, ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY DATED MARCH 14, 2014 PREPARED BY PATRICK COODE AND COMPANY, LLC BEARING FILE NUMBER 214-008, SHOWING LOT 7 ON THE PLAN OF THE PLUS PARK – SECTION 7, BOOK 4470, PAGE 108, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MCPA-PLUS (TN) ASSOCIATES, A TENNESSEE JOINT VENTURE, BY DEED FROM INDEPENDENT REALTY CONCEPTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20010327-0029487, DATED MARCH 14, 2001, SAID REGISTER'S OFFICE.