BILL GARRETT, Davidson County
Trans:T20140039506 DEEDQC
Recvd: 06/05/14 09:01 4 pgs
Fees:22.00 Taxes:0.00
20140605-0048746

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25823-1
Box 14

ADDRESS NEW OWNER(S) AS FOLLOWS:
NLC Holdings, LLC
112-B Fern Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Same

MAP/PARCEL:
Map/Parcel
118-08-1/260-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter-named Grantees, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, **FOUR FORTY ASSOCIATES**, a Tennessee joint venture, and **FOUR FORTY ASSOCIATES, L.P.**, a Tennessee limited partnership (hereinafter together referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **NLC Holdings, LLC,** a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of the Grantors' interest in the following described premises, to-wit:

> BEING Lot No. 2 on the Plan of Four-Forty Center, of record in Book 7900, Page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> TOGETHER with the eastern half of that part of the alley that was closed by Metro Ordinance No. 097-776, of record in the Metropolitan County Court Clerk's Office, which adjoins said Lot No. 2.
>
> BEING part of the same property conveyed to Four Forty Associates, a Tennessee joint venture, by Warranty Deed from Gertrude Lester, a widow, and Louis T. Lester and wife, Bonnie F. Lester, of record in Book 7173, Page 43, Register's Office for Davidson County, Tennessee.

This instrument is to correct errors in previous transfers of the property and properly vest title in the intended owners. Four Forty Associates, a Tennessee joint venture (the "JV"), attempted to convey the subject property, or a prior description thereof, to Four Forty Associates, L.P., a Tennessee limited partnership (the "LP") by Quitclaim Deed recorded in Book 9445, page 162, said Register's Office, however, the Quitclaim Deed to the LP failed to include a description of the subject property. The LP subsequently conveyed its interest in the subject property to John W. Nelley, Jr., and Albert W. Buckley, Jr.("Nelley and Buckley"), by Quitclaim Deed recorded as Instrument No. 20060828-0105673, said Register's Office. Nelley and Buckley then conveyed their interest in the property to NLC Holdings, LLC, a Tennessee limited liability company, by Warranty Deed recorded as Instrument No. 20140320-0022897, said Register's Office.

In an earlier Quitclaim Deed, of record in Instrument No. 20140320-0022896, said Register's Office, the JV attempted to convey its interest in a prior description of the property to the LP, but that Quitclaim Deed was not properly executed by the JV and is therefore a nullity. Also, that Quitclaim Deed was intended to correct the mistake in the earlier attempted transfer of the property from the JV to the LP. Here, the JV and the LP join to transfer their interest in the property directly to the ultimate intended owner, NLC Holdings, LLC.

Additionally, the Warranty Deed dated March 17, 1987 conveying the property from Gertrude Lester, a widow, Louis T. Lester and wife, Bonnie F. Lester, of record in Book 7173, Page 43, Register's Office for Davidson County, Tennessee, made reference to two (2) leases as follows:

> "This conveyance is also subject to two (2) leases, which Grantor warrants are cancellable upon sixty (60) days' notice."

There is no evidence that such leases exist, and therefore, Grantor transfers the property to Grantee without exception for the two (2) leases.

This conveyance is subject to such other restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 29th day of ~~April,~~ May 2014.

FOUR FORTY ASSOCIATES,
a Tennessee Joint Venture

By: _____
Name: John W. Nelley, Jr.
Its: General Partner

By: _____
Name: Albert W. Buckley, Jr.
Its: General Partner

By: NWI X, L.P.,
a Tennessee limited partnership
Its: General Partner

By: _____
Name: John W. Nelley, Jr.
Its: General Partner

By: _____
Name: Albert W. Buckley, Jr.
Its: General Partner

FOUR FORTY ASSOCIATES, L.P.
a Tennessee Limited Partnership

By: _____
Name: John W. Nelley, Jr.
Its: General Partner

By: _____
Name: Albert W. Buckley, Jr.
Its: General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **JOHN W. NELLEY, JR.**, and **ALBERT W. BUCKLEY, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the General Partners of **FOUR FORTY ASSOCIATES,** a Tennessee joint venture, and that they, as such General Partners executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of ~~April~~ May, 2014.

Notary Public
My Commission Expires: _____

T. KATHLEEN HOLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **JOHN W. NELLEY, JR.**, and **ALBERT W. BUCKLEY, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the General Partners of **NWI X, L.P.**, a Tennessee limited partnership, and who further acknowledged that ~~NWXI, L.P.~~ NWI X, L.P. to be a joint venturer of Four Forty Associates, the within named bargainor, and that they, as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing for and in behalf of the joint venture the name of the partnership by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of ~~April~~ May, 2014.

Notary Public
My Commission Expires: _____

T. KATHLEEN HOLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **JOHN W. NELLEY, JR.**, and **ALBERT W. BUCKLEY, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the General Partners of **FOUR FORTY ASSOCIATES, L.P.**, a Tennessee limited partnership, and that they, as such General Partners executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of ~~April~~ May, 2014.

Notary Public

T. KATHLEEN HOLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-17-2015

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me on this 29th day of ~~April~~ May, 2014.

Notary Public
My Commission Expires: 8

T. KATHLEEN HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY