| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| March Egerton<br>P.O. Box 160730<br>Nashville, TN 37216 | New Owner | Map 072-02-0<br>Parcel 139.00<br><br>260 |

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

# QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Upside LLC, a Tennessee limited liability company, by these presents do hereby quitclaim and convey to March Egerton, his heirs and assigns, all of its interest in the following tracts of land in Davidson County, Tennessee, as follows:

See attached Exhibit A for a more accurate and complete legal description which is incorporated by this reference.

This is improved real property commonly known as 3501 Baxter Street, Nashville, Tennessee 37216.

(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 5th day of June, 2014.

Notary Public

(My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

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

BILL GARRETT, Davidson County
Trans:T20140040232 DEEDQC
Recvd: 06/09/14 09:06 3 pgs
Fees:17.00 Taxes:0.00

20140609-0049702

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 5th day of June, 2014.

UPSIDE, LLC

By:_____
MARCH EGERTON, Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, March Egerton whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained as manager of Upside, LLC, a limited liability company, and that being authorized to do so, he executed this deed as manager by signing his name as manager of the limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, on this 5th day of June, 2014.

_____
Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

LAND IN THE 11TH, FORMERLY [illegible]TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 14 AND 15 ON THE PLAN OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF MASONIC HOME ROAD AND SHORT STREET; THENCE WITH THE SOUTHERLY MARGIN OF SHORT STREET EASTWARDLY 132 FEET 1 INCH TO THE CORNER OF LOT NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 115 FEET TO THE NORTHERLY LINE OF LOT NO. 13; THENCE WESTWARDLY WITH SAID LINE, 33 FEET TO THE NORTHEASTERLY MARGIN OF MASONIC HOME ROAD; THENCE WITH SAID ROAD NORTHWESTWARDLY 150 FEET 3 INCHES TO THE BEGINNING.

PARCEL B:

BEING LOT NO. 22 ON THE MAP OF CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY OF RECORD IN BOOK 894, PAGES 640 AND 641, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 22 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHORT STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

PARCEL C:

BEING LOT NO. 21 ON THE MAP OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGE 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 21 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHORT STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WEST RIGHT OF WAY OF BAXTER STREET 140 FEET TO A DEAD LINE IN THE REAR.

PARCEL D:

BEGINNING AT THE NORTHWEST CORNER OF MASONIC HOME ROAD AND BAXTER AVENUE; THENCE WITH THE NORTHERLY MARGIN OF THE MASONIC HOME ROAD WESTERLY 266.75 FEET TO A POINT IN THE CURVE OF MASONIC HOME ROAD; THENCE WITH THE SAID CURVE 51.28 FEET TO THE SOUTHERLY MARGIN OF LOT NO. 15; THENCE WITH THE SOUTHERLY MARGIN OF LOT NO. 15 EASTERLY 33 FEET TO THE SOUTHEAST CORNER OF LOT NO. 15; THENCE WITH THE EASTERLY LINE OF LOT NO. 15, NORTHERLY 115 FEET TO THE SOUTHERLY MARGIN OF SHORT STREET; THENCE WITH THE SOUTHERLY MARGIN OF SHORT STREET EASTERLY 250 FEET TO THE SOUTHWEST CORNER OF SHORT STREET AND BAXTER AVENUE; THENCE WITH THE WESTERLY MARGIN OF BAXTER AVENUE SOUTHERLY 222.3 FEET TO THE POINT OF BEGINNING.

PARCEL E:

BEGINNING AT A POINT ON THE NORTH MARGIN OF SHORT STREET, WHICH POINT IS 100 FEET WESTERLY FROM THE NORTHWESTERN INTERSECTION OF SHORT STREET AND BAXTER AVENUE; THENCE WITH THE NORTH MARGIN OF SHORT STREET, WESTERLY 331.79 FEET TO A POINT WHERE SHORT STREET INTERSECTS THE NORTHEAST MARGIN OF MASONIC HOME ROAD; THENCE WITH THE NORTHEAST MARGIN OF MASONIC HOME ROAD 182.84 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE EASTERLY 439.47 FEET TO THE NORTHEAST CORNER OF LOT NO. 23; THENCE WITH THE EASTERLY LINE OF LOT NO. 23 SOUTHERLY 140 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARCH EGERTON TO UPSIDE LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 29TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080729-0077471; QUITCLAIM DEED FROM UPSIDE LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO MARCH EGERTON AS RECORDED ON THE 11TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080611-0060375; PART OF QUITCLAIM DEED FROM MARCH EGERTON TO UPSIDE LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 1ST DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071101-0129189; SCRIVENER'S AFFIDAVIT AS RECORDED ON THE 12TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080812-0082989 AND SPECIAL WARRANTY DEED FROM GREENFIELD JOINT VENTURE, A TENNESSEE JOINT VENTURE COMPOSED OF NOMS, LTD. AND THE GLENRIDGE DEVELOPMENT, L.L.C. TO MARCH EGERTON, AN INDIVIDUAL AS RECORDED ON THE 13TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040213-0017551, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

# Exhibit A