PREPARED BY:
DEAN DESIGN GROUP, LLC
612 DERBY DOWNS
LEBANON, TN 37087

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE INVOLVED PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL.

BILL GARRETT, Davidson County
Trans:T20140041138 DEEDQC
Recvd: 06/11/14 12:24 2 pgs
Fees:12.00 Taxes:0.00

20140611-0050825

QUITCLAIM DEED

Address of New Owner:

BG Investments, LLC
1138 3rd Avenue North
Nashville, TN 37208

Send Tax Bills to:

New Owner

Map + Parcel
Map 82-09, Parcel 361
Map 82-09, Parcel 367

FOR AND IN CONSIDERATION of the sum of ZERO DOLLARS ($0), cash in hand paid by the Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **BG INVESTMENTS, LLC**, has this day bargained and sold, and does hereby transfer and convey unto the said **BG INVESTMENTS, LLC**, the Grantee herein, its successors, heirs, and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

Legal Description

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northwesterly of Madison Street and 2nd Avenue North intersection and being all of the BG Investments, LLC Property as recorded in Instrument #20140325-0024417, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Tract I (Parcel 367.00)
BEGINNING at an existing masonry nail in the westerly right-of-way of 2nd Avenue North, said monument being a southeasterly corner common to the Yu-Jen Spencer Wang, Pai-Lun Janey Wang and Yu-Tien Terry Wang Property as recorded in Instrument #20140325-0024417, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Yu-Jen Spencer Wang, Pai-Lun Janey Wang and Yu-Tien Terry Wang Property and continuing along with the westerly right-of-way of 2nd Avenue North, S 27°11'28" E a distance of 25.00' to a point;

Thence leaving said westerly right-of-way of 2nd Avenue North, S 63°19'16" W a distance of 134.35' to a point in the easterly right-of-way of Alley #505;

Thence continuing along with the easterly right-of-way of Alley #505, N 27°11'28" W a distance of 25.00' to an existing 1/2" iron pin monument capped "Cherry Land Surveying", said monument being a southwesterly corner common to the Yu-Jen Spencer Wang, Pai-Lun Janey Wang and Yu-Tien Terry Wang Property;

Thence leaving said easterly right-of-way of Alley #505 and continuing along with the southerly property line of the Yu-Jen Spencer Wang, Pai-Lun Janey Wang and Yu-Tien Terry Wang Property, N 63°19'16" E a distance of 134.35' to an existing masonry nail; which is the point of beginning, having an area of 3,359 square feet, 0.08 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 6, 2014. This description was revised from the previous recorded description because of ambiguous calls and failure of lines to close a mathematical figure.

Tract II (Parcel 361.00)
BEGINNING at an existing masonry nail in the westerly right-of-way of 2nd Avenue North, said monument being a southeasterly corner common to the Yu-Jen Spencer Wang, Pai-Lun Janey Wang and Yu-Tien Terry Wang Property as recorded in Instrument #20140325-0024417, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Yu-Jen Spencer Wang, Pai-Lun Janey Wang and Yu-Tien Terry Wang Property and continuing along with the westerly right-of-way of 2nd Avenue North, S 27°11'28" E a distance of 25.00' to a point, said point being the TRUE POINT OF BEGINNING;

Thence continuing along with the westerly right-of-way of 2nd Avenue North S 27°11'28" E a distance of 116.81' to an existing masonry nail, said monument being the northerly right-of-way of Madison Street;

Thence leaving said westerly right-of-way of 2nd Avenue North and continuing along with the northerly right-of-way of Madison Street, S 63°19'16" W a distance of 134.35' (passing through an existing 1/2" iron pin monument at 10.00' capped "Cherry Land Surveying") to an existing 1/2" iron pin monument capped "Cherry Land Surveying", said monument being a point in the easterly right-of-way of Alley #505;

Thence leaving said northerly right-of-way of Madison Street and continuing along with the easterly right-of-way of Alley #505, N 27°11'28" W a distance of 116.81' to a point;

Thence leaving said easterly right-of-way of Alley #505, N 63°19'16" E a distance of 134.35' to a point, which is the point of beginning, having an area of 15,693 square feet, 0.36 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 6, 2014. This description was revised from the previous recorded description because of ambiguous calls and failure of lines to close a mathematical figure.

The conveyance is made subject to any and all matters, restrictions and/or easements of record. This is **IMPROVED** property, known as **1201 & 1215 2ND Avenue North, Nashville, Tennessee 37208.** Whenever used, the singular number shall include the plural; the plural shall include the singular; and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s), this 11th day of June, 2014.

BG INVESTMENTS, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
_____, **Affiant**
Subscribed and sworn before me this the
11th **Day of** June, 2014
L. Chandler, **Deputy Register**

By: Eugene M. Greene

Title: member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Eugene M. Greene., with whom I am personally acquainted or who provided adequate identification, and who upon oath, acknowledged their self to be the representative of **BG INVESTMENTS, LLC**, and being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2014.

Notary Public

CHARLES T. DEAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires October 24, 2016.