THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203-1348

BILL GARRETT, Davidson County
Trans:T20140050152 AFFIDAVIT
Recvd: 07/14/14 14:37 5 pgs
Fees:27.00 Taxes:0.00
20140714-0061901

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, states as follows:

1. I prepared a Quitclaim Deed (the "Deed") dated March 14, 2012 executed by Gallatin Realty, Limited, of record as Instrument Number 20120326-0025422, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto as Exhibit "A."

2. The Deed incorrectly identified the grantee as Gallatin Partners when, in fact, the legal name of the grantee is Gallatin Realty Partners, a Tennessee general partnership.

3. This Affidavit is filed pursuant to the provisions of Tennessee Code Annotated § 66-24-101(a)(27) in furtherance of identification and title to land.

Further Affiant saith not.

Executed the 14th day of July, 2014.

CHARLES B. REASOR, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Minshall, a Notary Public of said County and State, personally appeared Charles B. Reasor, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the within named bargainor, and that as such, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of July, 2014.

Notary Public

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

My commission expires:
11-6-17

EXHIBIT "A"

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

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Gallatin Partners 3 Peach Blossom Square Nashville, TN 37205	New Owner	Map 83-5 Parcels 199.00, 207.00 and 443.00

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by GALLATIN REALTY, LIMITED, formerly a Tennessee limited partnership which has been converted to a Tennessee general partnership now known as Gallatin Partners ("Grantor"), Grantor as an act of winding up its affairs, does hereby transfer and convey unto GALLATIN PARTNERS, a Tennessee general partnership, its successors in interest and assigns ("Grantee") all of Grantor's right, title and interest in and to certain real property (the "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 711-719 Gallatin Avenue and 714 North Twelfth Street, Nashville, Tennessee 37206.

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 14 day of March, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-4-13

JANET MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120021651 DEEDQC
Recvd: 03/26/12 12:35 3 pgs
Fees:17.00 Taxes:0.00
[redacted]
20120326-0025422

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 14 day of March, 2012.

GRANTOR:

GALLATIN REALTY, LIMITED,
formerly a Tennessee limited partnership

BY: _____
Shade Murray, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Shade Murray, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is general partner of GALLATIN REALTY, LIMITED, formerly a Tennessee limited partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at office this 14th day of March 2012.

_____
NOTARY PUBLIC

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

MY COMMISSION EXPIRES:
11-4-13

EXHIBIT "A"

LAND in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point on the easterly right-of-way of Gallatin Road, said point being 70.00 feet North from the northerly right-of-way of Eastland Avenue; thence with the easterly right-of-way of Gallatin Road North 30° 00' East, 423.50 feet to a point; thence leaving said right-of-way South 59° 58' East, 170.00 feet to a point on the westerly right-of-way of an alley; thence crossing said alley, South 60° 01' 24" East, 14.51 feet to a point; thence with the easterly right-of-way of said alley, North 29° 58' 36" East, 86.04 feet to a point; thence leaving said alley, South 60° 00' 36" East, 170.26 feet to a point on the westerly right-of-way of 12th Street; thence with said right-of-way, South 30° 04' 10" West, 172.32 feet to a point; thence South 30° 21' West, 54.87 feet to a point; thence continuing with said right-of-way being a curve to the left having a radius of 619.92 feet and in a general southerly direction a distance of 132.00 feet to a point; thence continuing with said right-of-way South 18° 09' West, 140.45 feet to a point on the northerly right-of-way of Eastland Avenue; thence with said right-of-way North 71° 51' West, 185.00 feet to a point; thence leaving said right-of-way North 20° 23' East, 31.00 feet to a point; thence North 61° 37' West, 210.00 feet to the point of beginning, and containing 4.03 acres in accordance with a survey of R. L. Spears & Co., dated May 19, 1978, last revised August 3, 1993.

INCLUDED WITHIN THE FOREGOING, BUT EXPRESSLY EXCLUDED THEREFROM is an alley dedication described as follows:

BEGINNING at a point on the easterly right-of-way of Gallatin Road, said point being 31.50 feet south of the northwesterly corner of the subject tract as measured along said right-of-way; thence leaving said right-of-way, South 59° 58' East, 146.91 feet to a point; thence North 73° 59' 12" East, 33.18 feet to a point on the westerly right-of-way of an alley, said point being 7.61 feet south of a northeasterly corner of subject tract as measured along said right-of-way; thence with said right-of-way, South 30° 21' West, 17.39 feet to a point; thence leaving said right-of-way, South 73° 59' 12" West, 25.70 feet to a point; thence North 59° 58' West, 152.00 feet to a point on the easterly right-of-way of Gallatin Road; thence with said right-of-way, North 30° 00' East, 12.00 feet to the point of beginning, and containing 2,147 square feet or 0.049 acre in accordance with a survey of R. L. Spears & Co., dated May 19, 1978, last revised August 3, 1993.

BEING the same property conveyed to Gallatin Realty, Limited, formerly a Tennessee limited partnership which has been converted to a Tennessee general partnership now known as Gallatin Partners, by deed from Will Polk Kirkman and Third National Bank, Co-Trustees under the will of Elizabeth Estes Kirkman, of record in Book 5149, Page 823, Register's Office for Davidson County, Tennessee ("RODC"), and by deed from Elizabeth Hunt Figgins and Sue Berg Figgins of record in Book 5602, Page 328, RODC.