Address New Owner:	Tax Bills To:	Map-Parcel Nos.
Grand Ave, LLC 150 4th Avenue North, Suite 1100 Nashville, Tennessee 37219 Attn: Kelly L. Worman	Same	93-6-1-57 93-6-1-58
This instrument prepared by: Nelson, Mullins, Riley & Scarborough, LLP (KLW) 150 4th Avenue North, Suite 1100, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **UTOPIA PLACE II, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **GRAND AVE, LLC**, a Tennessee limited liability company ("Grantee"), an undivided twenty five percent (25%) interest as tenant in common in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 208 and 210 Fourth Avenue North, Nashville, Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF CA)
COUNTY OF LA)

The actual consideration for this transfer is $0.00.

Egor Petrakov
Affiant

Subscribed and sworn to me this 1 day of April, 2014.

CSP1 EGOR PETRAKOV
COMM. #2048070
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 11/04/2017 CSP1

NOTARY PUBLIC
My Commission Expires: 11/4/17

BILL GARRETT, Davidson County
Trans:T20140055909 DEEDQC
Recvd: 08/01/14 09:25 3 pgs
Fees:17.00 Taxes:0.00

20140801-0068775

Executed this 1 day of April, 2014.

UTOPIA PLACE II, LLC, a
Tennessee limited liability company

By: _____

Name: David Bilfeld
Its: Authorized Member

STATE OF CA)

COUNTY OF LA)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named David Bilfeld, 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 Authorized Member of Utopia Place II, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Authorized Member.

Witness my hand and seal, at office this 1 day of April, 2014.

CSP1 EGOR PETRAKOV
COMM. #2048070
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 11/04/2017 CSP1

_____
NOTARY PUBLIC
My Commission Expires: 11/4/17

EXHIBIT "A"

Tract 1:

Being part of Lot No. 53 on the Plat of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to Susan R. Warner, by deed from J.F. Neville, of record in Book 967, page 774, Register's Office for said County, said point being 100 feet, more or less, south of the southerly margin of Bank Alley; thence with the easterly margin of said Avenue southwardly 27 feet 4 inches, more or less, to the northwest corner of the property conveyed to C.B. Warner, Trustee, by deed from Saidee Polk Grant, et al., of record in Book 644, page 250, said Register's Office; thence with the northerly line of said C.B. Warner, Trustee, property eastwardly 171 feet 4 1/2 inches, more or less, to the westerly margin of Printers Alley; thence with said Alley northwardly 27 feet 4 inches, more or less, to the southeast corner of said Susan R. Warner property; thence with the southerly line of the same westwardly 171 feet 4 1/2 inches, more or less, to the beginning.

Being the same property conveyed to Utopia Place II, LLC, of record as Instrument No. 20040726-0089050, dated July 21, 2004, said Register's Office.

Tract 2:

Being part of Lot No. 53 on the Plat of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to James T. Washer, et al., by deed from First American National Bank of Nashville, Trustee, of record in Book 2926, page 122, Register's Office for said County, said point being 127 feet 4 inches, more or less, south of the southerly margin of Bank Alley; thence with the southerly line of said Washer property eastwardly 163 feet 9 inches, more or less, to the westerly margin of Printers Alley; thence with said alley southwardly 25 feet, more or less, to the northeast corner of the property conveyed to Cumberland Securities Corporation, be deed from C.B. Warner, Trustee, of record in Book 1110, page 271, said Register's Office; thence with the northerly line of said Securities Corporation property westwardly 163 feet 9 inches, more or less, to the easterly margin of Fourth Avenue North; thence with said Avenue northwardly 25 feet, more or less, to the beginning.

Being the same property conveyed to Utopia Place II, LLC, of record as Instrument No. 20040726-0089050, dated July 21, 2004, said Register's Office.