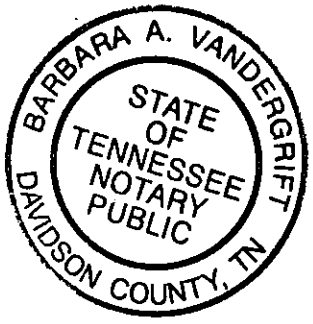
Prepared by:
Grissim Title & Escrow, LLC
2309 Crestmoor, Suite 300
Nashville, TN 37215
615.298.1826



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 7th day of August, 2014.

Barbara A. Vandergrift
Notary Public
My Commission Expires: 6-21-16

Address of New Owner:	Send Tax Bills to:	Tax Information:
Chestnut Street Properties 467 CHESTNUT ST. NASHVILLE, TN 37203-4846	Same	Map 105-3, Parcel's 143,145,146,328, and 348

This Instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **CHESTNUT STREET PROPERTIES, a Tennessee General Partnership,** , (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, <<for the purpose of consolidating parcels to create one legal description unto the said **CHESTNUT STREET PROPERTIES, a Tennessee General Partnership** (the "Grantees") , their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" AND "B"

This is improved property known as: 461, 469, 471, 473 and 475 Chestnut Street, Nashville, Tennessee 37203

This conveyance is being made to reflect the consolidation of parcels into one legal description.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140058305 DEEDQC
Recvd: 08/08/14 13:54 4 pgs
Fees:22.00 Taxes:0.00
20140808-0071740

WITNESS, this 7th day of August, 2014

CHESTNUT STREET PROPERTIES, a Tennessee General Partnership

BY: _____
Kirk Edward Francis , Partner

BY: Virgil Walter Francis III
Virgil Walter Francis, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of August, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Krik Edward Francis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Partner of Chestnut Street Properties, a Tennessee General Partnership**, the within named bargainor, a partnership, and that as such **Partner** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Kirk Edward Francis as such **Partner**.

Witness my hand and official seal on this the 7th day of August, 2014

Barbara A. Vandergriff
Notary Public

Commission Expires: 6-21-16

BARBARA A. VANDERGRIFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of August, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Virgil Walter Francis III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Partner of Chestnut Street Properties, a Tennessee General Partnership**, the within named bargainor, a partnership, and that as such **Partner** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Virgil Walter Francis III as such **Partner**.

Witness my hand and official seal on this the 7th day of August, 2014

Barbara A. Vandergriff
Notary Public

Commission Expires: 6-21-16

BARBARA A. VANDERGRIFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 2, 2014

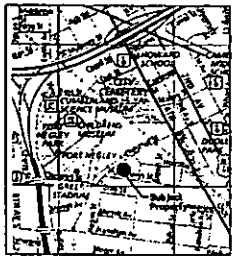
The following paragraph describes a tract of land in the 19th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to Chestnut Street Properties, by Nashville Record Productions, Inc., in a deed of record which is recorded in Instrument No. 20000601-0054531, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at a P-K nail (old), in the southerly margin of Chestnut Street, the northwest corner of a tract of land which belongs to United Record Pressing, having a deed reference in Instrument No. 20070718-0085473, RODCT, the northeast corner of this tract, and continuing, as follows:
S 30°43'48" E, 150.35 feet to a P-K nail (old), in the northwesterly margin of #184 Alley, the southwest corner of said tract of land which belongs to United Record Pressing;
thence, S 59°16'12" W, 242.98 feet to an iron pin (new), at the intersection of the northwesterly margin of #184 Alley, and the northerly margin of Humprheys Street;
thence, N 81°53'30" W, 49.46 feet to an iron pin (new), in the northerly margin of Humprheys Street, the southeast corner of a tract of land which belongs to Leslie L. Brown, having a deed reference in Instrument No. 20091113-0104773 RODCT;
thence, N 30°43'48" W, 108.99 feet to an iron pin (new), in the southerly margin of Chestnut Street, the northeast corner of said tract of land which belongs to Leslie L. Brown;
thence with the southerly margin of Chestnut Street, as follows:
with a curve to the right, having a radius of 380.00 feet, an arc distance of 90.30 feet, and a chord bearing and distance of N 52°31'47" E, 90.09 feet to a nail in concrete (new);
thence, N 59°20'14" E, 192.04 feet, to the point of beginning, containing **0.95 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 2, 2014.

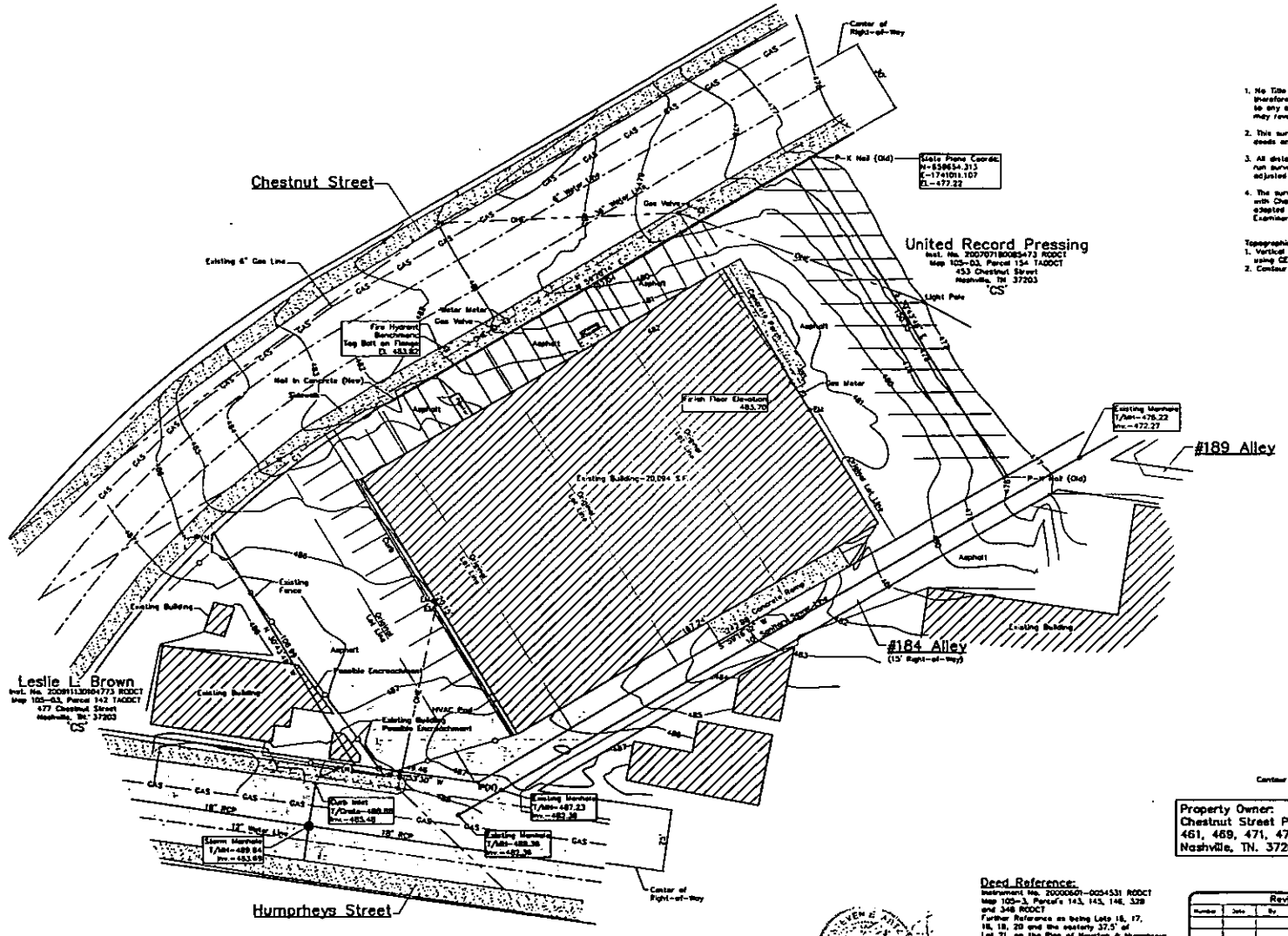
The above described tract of land may be found on Tax Map 105-3, Parcel's 143, 145, 146, 328, and 348, in the Tax Assessor's Office for Davidson County, Tennessee.

File: Steve\140119L

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4779 Highway 41 North **Springfield, Tennessee 37172**



Vicinity Map
Not to Scale



Grid North

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Topographic Notes:
1. Vertical Datum based upon NAVD88 (Computed using GEOID12A).
2. Contour Interval=1 Foot

Lot Area
0.95 Acres
41,456.87 S.F.

Legend
Iron Pin (New)
Iron Pin (Old)
Power Pole
Electric Meter
Top of Manhole
Inv. Invert
Gas Valve
Overhead Electric Line
Contour Elevation=[ ] Refer to Curve Table Shown Hereon for Data

Property Owner:
Chestnut Street Properties
461, 469, 471, 473 and 475 Chestnut Street
Nashville, TN. 37203

Deed Reference:
Instrument No. 20000601-0054531 RODCT
Map 105-3, Parcel's 143, 145, 146, 328 and 348 RODCT
Further Reference as being Lots 16, 17, 18, 19 and the easterly 37.5' of Lot 21, on the Plan of Houston & Humphreys Addition, being a plot of record in Plat Book 36, Page 117, RODCT.

Cad File No. 140119ST
Coord. File No. 140119C

Revisions			
Number	Date	By	Comments

Drawn By: SEA
Checked By: SDS
Proj. No.: 140119
Date: 8/2/14

Topographic Survey For
Chestnut Street Properties
19th Councilmanic District
Davidson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923
Springfield, Tennessee 37172
(615) 382-0481

T1.0
Sheet Number

CALL BEFORE YOU DIG
811
Know what's below. Call before you dig.

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	113°36'55"	1300.00	145.38	90.30	N 53°31'17" E	180.09

Current Zoning Classification—CS

I hereby certify that this is a Category 1 Survey and that the Ratio of Precision of the unadjusted survey is 1:10000+, as shown hereon.

EXHIBIT "B"