BILL GARRETT, Davidson County
Trans:T20140061483 DEEDQC
Recvd: 08/20/14 09:55 4 pgs
Fees:22.00 Taxes:0.00
20140820-0075566

This Instrument Prepared By:
David Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, Tennessee 37219

QUITCLAIM DEED

From: ARDEN BOWMAN, JR. and MARK BOWMAN, SR., Grantors

To: SIXTEN LAND GROUP LLC, a Tennessee limited liability company, Grantee

Map-Parcel Number:

105-070-112.00

Address New Owner:

SixTen Land Group LLC
2206 21st Ave. S, Suite 200
Nashville, Tennessee 37212-4922

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

SixTen Land Group LLC
2206 21st Ave. S, Suite 200
Nashville, Tennessee 37212-4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

MCDL
Affiant

JESSICA RAE MAYBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

SUBSCRIBED AND SWORN TO before me, this the 19th day of August, 2014.

Notary Public

My Commission Expires: 6-21-16

FOR AND IN CONSIDERATION OF the sum of ZERO Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, ARDEN BOWMAN, JR., a married man, and MARK BOWMAN, SR., a single man ("Grantors"), do quitclaim and convey unto SIXTEN LAND GROUP LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee,

more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 610 Merritt Avenue, Nashville, Tennessee. Grantors confirm that the property is not the usual place of residence of the Grantors or their spouses.

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

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE]

Witness our hands this 19th day of August, 2014.

Arden Bowman Jr.
ARDEN BOWMAN, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jessica Mayberry, a Notary Public of said County and State, Arden Bowman, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of August, 2014.

Notary Public

JESSICA RAE MAYBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

My Commission Expires: 6-21-16

Mark Bowman Sr.
MARK BOWMAN, SR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jessica Mayberry, a Notary Public of said County and State, Mark Bowman, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of August, 2014.

Notary Public

My Commission Expires: 6-21-16

JESSICA RAE MAYBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT "A"

Legal Description

Land situated on the north side of Merritt Avenue, on the west side of Martin Street and on the south side of Gray Street, in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being all of Lots 5 through 22 and all of Lots 31 through 39 on "C. H. Hagan and A. G. Merritt's Resubdivision of Blocks I, J, K, L, M & N of the Merritt Lands" as recorded in Book 161, page 49, Registers Office for Davidson County (R.O.D.C.), Tennessee, Monte Street and Alley #186 (both closed by Metro Council Bill 77-786) and being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod (new) at the intersection of the north right of way line of Merritt Avenue and the west right of way line of Martin Street; 1. thence, with the north right of way line of Merritt Avenue, N82°32'55"W, a distance of 466.19 feet to a capped 5/8" iron rod (new) on the east right of way line of Alley #185; 2. thence, with the east right of way line of Alley #185, N07°13'01"E, a distance of 449.00 feet to a capped 5/8" iron rod (new) on the south right of way line of Gray Street; 3. thence, with the south right of way line of Gray Street, S82°32'55"E, a distance of 466.19 feet to a capped 5/8" iron rod (new) on the west right of way line of Martin Street; 4. thence, with the west right of way line of Martin Street, S07°13'01"W, a distance of 449.00 feet to the POINT OF BEGINNING; CONTAINING 209,320 square feet, or 4.81 acres, more or less.

Being the same property conveyed by Arden Bowman, Jr. and Mark Bowman, Sr. to SixTen Land Group LLC, a Tennessee limited liability company, as recorded in Instrument No. 20140820-0075565, Register's Office for Davidson County, Tennessee.

Subject to easements that have been retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants and/or contractors and utility companies operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances and the doing of any and all things necessary and incidental thereto, as set out in the aforesaid Order No. 77-786 amending the Official Street and Alley Acceptance and Maintenance Map.

The description of the Property was obtained from a survey dated September 19, 2013, and last revised August 12, 2014, prepared by Alan Cummings of Crawford & Cummings, P.C., License No. 2351, whose address is 1929 21st Ave. South, Nashville, Tennessee 37212.