14-08-013

Davidson County DEEDQC
Recvd: 09/04/14 14:13 3 pgs
Fees:17.00 Taxes:0.00
20140904-0081096

Map 082-14-0
Parcel Nos. 048.00, 049.00 & 052.00

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E

Affiant

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 3rd. Day of September, 2014.

Notary Public

My Commission Expires: 7/2/2018

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
PETER WEISS, ATTORNEY AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
HS Partners, G.P.	**"NEW OWNERS"**
(Name)	(Name)
618 Church Street, Suite 200	
(Street Address)	(Street Address)
Nashville, Tennessee 37219	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TBA Investments, LLC, a Tennessee limited liability company,** hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its right, title and interest to **HS Partners, G.P., a Tennessee General Partnership,** hereinafter called the "**Grantee**", its successors and assigns, in and to certain property located in Nashville, Davidson County, Tennessee, and more fully described on Exhibit "A" attached hereto .

Being the same property conveyed to TBA Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Grand Avenue Limousine, LLC, a Tennessee limited liability company, of record in Instrument No. 20130214-0015365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, the plan of record, if any, and any and all easements and/or rights-of-way and other matters of record, which may be applicable the subject property.

Being real property located at 195 North First Street and 116 & 118 Oldham Street, Nashville, Davidson County, Tennessee

In Witness Whereof, the undersigned has executed this instrument this 3rd. Day of September, 2014.

TBA Investments, LLC,
a Tennessee limited liability company

By: _____
Carl T. Haley, Jr., Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member of TBA Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said limited liability company by himself as, Sole Member.

Witness my hand and official seal at Nashville, Tennessee, this 3rd Day of September, 2014.

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/2/2018

EXHIBIT "A"

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEAST INTERSECTION OF OLDHAM STREET AND NORTH 1ST STREET SAID LAND BEING
LOTS A,B,C, D & E AND PART OF LOTS F,G,N,O & P, ALONG WITH RIGHTS TITLE & INTEREST IN VARIOUS ALLEY'S (IF ANY) ADJACENT TO SAID LOTS IN BARROW & SHELBY'S ADDITION TO EDGEFIELD OF RECORD IN BOOK 14, PAGE 238 R.O.D.C., TN. DESCRIBED ACCORDING TO AN ALTA / ACSM LAND TITLE SURVEY DATED 12-27-2012 AND REVISED 8-20-2014, BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838), AS FOLLOWS:

BEGINNING AT A SURVEY NAIL WITH WASHER (NEW) AT THE SOUTHEAST RIGHT OF WAY INTERSECTION OF OLDHAM STREET (60.4 FOOT WIDE R.O.W.) AND NORTH 1ST STREET
(60 FOOT WIDE R.O.W.), SAID NAIL BEING THE RECORD NORTHWEST CORNER OF LOT A, BARROW & SHELBY'S ADDITION TO EDGEFIELD (BOOK 14, PAGE 238 R.O.D.C., TN.) AS DESCRIBED IN BOOK 4573, PAGE 717 R.O.D.C., TN.; THENCE WITH THE SOUTHERLY MARGIN OF SAID OLDHAM STREET
S 83°24'36" E 603.62 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R.O.W. OF THE C.S.X. TRANSPORTATION RAILROAD R.O.W. ; THENCE WITH SAID NORTHERLY R.O.W. ON A LINE PARRALLELL TO AND 32.85 FEET NORTH OF THE CENTERLINE OF THE SOUTH-BOUND MAIN TRACK
S 64°47'30" W 284.43 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE NORTHERLY PART OF LOT F DESCRIBED IN BOOK 4896, PAGE 63 R.O.D.C., TN.; THENCE,
N 83°26'15" W 64.37 FEET TO THE SOUTHEAST CORNER OF TRACT 4 OF THE LAND DESCRIBED IN BOOK 4573, PAGE 717 R.O.D.C., TN.; THENCE CONTINUING WITH SAID NORTHERLY R.O.W. ON A LINE PARALLELL TO AND 81 FEET NORTH OF THE CENTERLINE OF THE NORTH-BOUND MAIN TRACK S 64°49'45" W 264.13 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF SAID NORTH 1ST STREET AT THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE WITH SAID EASTERLY MARGIN
N 07°34'36" W 298.00 FEET TO THE POINT OF BEGINNING.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON