Davidson County DEEDQC
Recvd: 09/19/14 11:40 7 pgs
Fees:37.00 Taxes:0.00
20140919-0086238

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Nashville Hospitality Capital LLC<br>95 East Lake Drive<br>Montauk, NY 11954<br>Attn: Kevin Fee | Same | Part of Alley #123 and Alley #115 located adjacent to the following parcels:<br><br>093-10-0-032.00<br>093-10-0-033.00<br>093-10-0-025.00<br>093-10-0-028.00<br>093-10-0-029.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CLARK AVENUE PARTNERSHIP**, a Tennessee general partnership composed of **JOHN A. CARPENTER, DAVID R. WRIGHT and CLARK AVENUE, LLC,** a Tennessee limited liability company ("Grantor"), hereby quitclaims and conveys to **NASHVILLE HOSPITALITY CAPITAL LLC,** a Delaware limited liability company, its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

SAID PROPERTY BEING adjacent to a part of the same property conveyed to Grantor by deed of record Book 10323, page 214, Register's Office for Davidson County, Tennessee, and subsequently conveyed by Grantor to Grantee by deed of record as Instrument No. 20131113-0117492 in said Register's Office.

This is unimproved property being known as Alley #123 and Alley #115.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor executed this instrument on this 17th day of September, 2014.

**GRANTOR:**

**CLARK AVENUE PARTNERSHIP**

By: _____
Name: John. A. Carpenter
Title: Partner

By: _____
Name: David R. Wright
Title: Partner

CLARK AVENUE, LLC
Partner

By: _____
Name: Stephen L. White
Title: Managing Member

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, John A. Carpenter, with whom I am personally acquainted, who acknowledged that he is a partner of Clark Avenue Partnership, a Tennessee general partnership, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 17th day of September, 2014.

Claudette W Jones
Notary Public

My Commission Expires: 11/5/14

CLAUDETTE W. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, David R. Wright, with whom I am personally acquainted, who acknowledged that he is a partner of Clark Avenue Partnership, a Tennessee general partnership, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 17th day of September, 2014.

Claudette W. Jones
Notary Public

My Commission Expires: 11/5/14

CLAUDETTE W. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, Stephen L. White, with whom I am personally acquainted, who acknowledged that he is the Managing Member of Clark Avenue, LLC, a Tennessee limited liability company, a partner of Clark Avenue Partnership, a Tennessee general partnership, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 17th day of September, 2014.

Claudette W. Jones
Notary Public

My Commission Expires: 11/5/14

CLAUDETTE W. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $10.

Affiant (Representative of Grantee)

Subscribed and sworn to before me this 18th day of September, 2014.

Notary Public

My Commission Expires: January 9, 2018

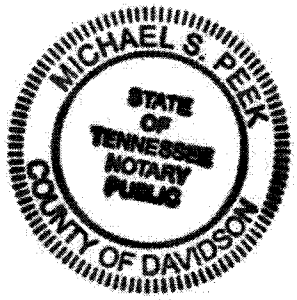


**EXHIBIT A**

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being a part of Alley #123 and Alley #115, and being more particularly described as follows;

Beginning at an existing pk nail in the southerly right-of-way line of Clark Place, at a corner common with the property of Nashville Hospitality Capital, LLC, as of record in Instrument Number: 20131113-0117492, at the Register's Office for Davidson County, Tennessee, said existing pk nail being located North 63 deg 05 min 52 sec East, 124.85 feet from an existing pk nail at the intersection with the southerly right-of-way line of Clark Place, and the easterly right-of-way line of 9th Avenue South;

Thence with the southerly right-of-way line of Clark Place, North 63 deg 05 min 52 sec East, 12.00 feet to an existing iron rod, at a corner common with the Nashville Hospitality Capital, LLC, as of record in Instrument Number: 20140331-0026451, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of the Nashville Hospitality Capital, LLC, South 26 deg 23 min 47 sec East, 165.01 feet to an existing pk nail;

Thence South 63 deg 36 min 13 sec West, 21.57 feet to an existing pk nail;

Thence South 26 deg 12 min 31 sec East, 86.44 feet to an existing pk nail;

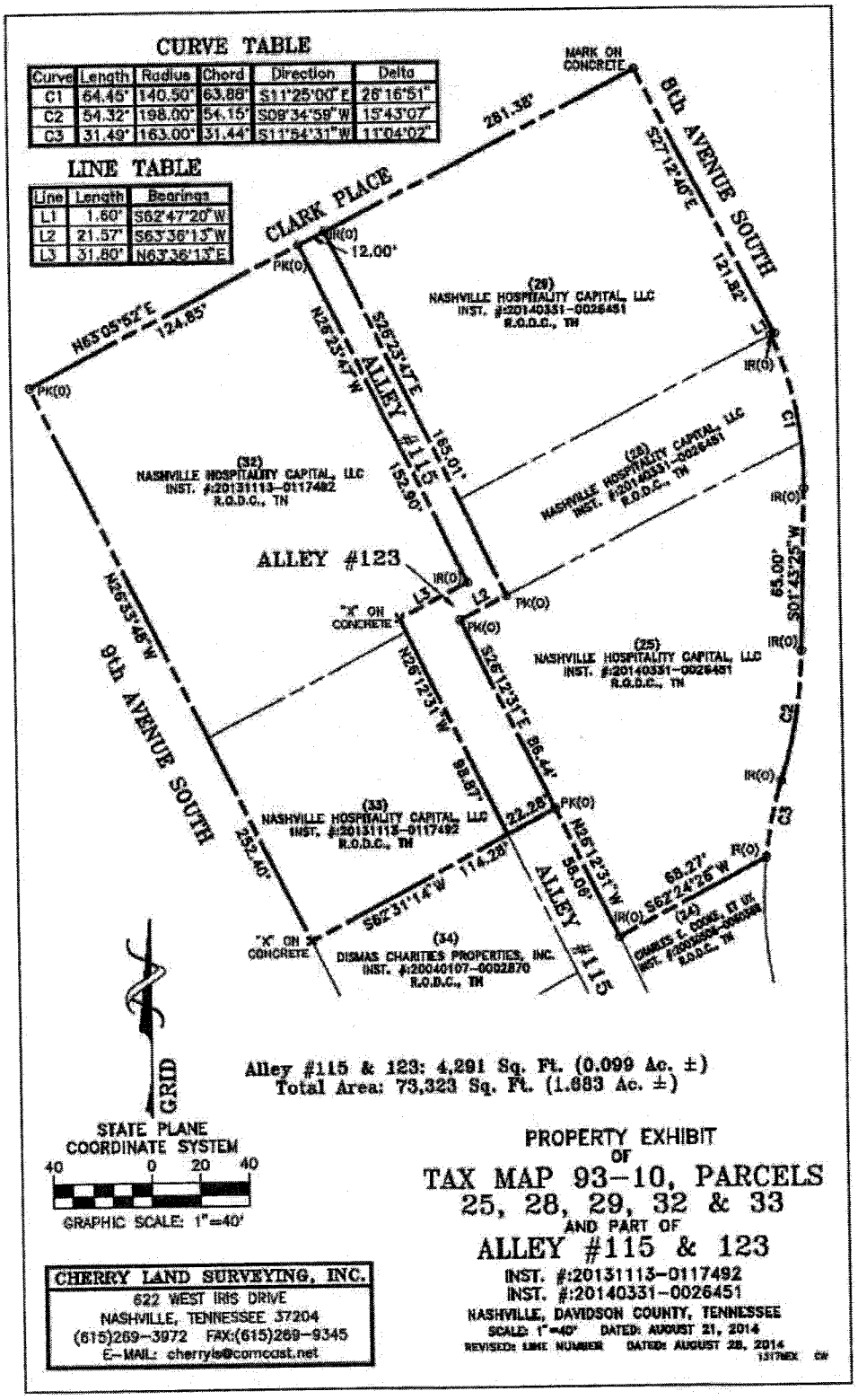
Thence with a line through Alley #115, South 62 deg 31 min 14 sec West, 22.28 feet to a point at a corner common with the property of Dismas Charities Properties, Inc., as of record in Instrument Number: 20040107-0002870, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Nashville Hospitality Capital, LLC, North 26 deg 12 min 31 sec West, 98.87 feet to an existing chiseled "X" in concrete;

Thence North 63 deg 36 min 13 sec East, 31.80 feet to an existing iron rod;

Thence North 26 deg 23 min 47 sec West, 152.90 feet to the POINT OF BEGINNING. Containing 4,291 square feet or 0.099 acres more or less.

The foregoing tract is also shown on the attached Property Exhibit and identified as part of "Alley #115" and "Alley #123".


CURVE TABLE
Curve | Length | Radius | Chord | Direction | Delta
C1 | 64.45' | 140.50' | 63.88' | S11°25'00"E | 26°16'51"
C2 | 54.32' | 198.00' | 54.15' | S09°34'58"W | 15°43'07"
C3 | 31.49' | 163.00' | 31.44' | S11°54'31"W | 11°04'02"
LINE TABLE
Line | Length | Bearings
L1 | 1.60' | S62°47'20"W
L2 | 21.57' | S63°36'13"W
L3 | 31.60' | N63°36'13"E
MARK ON CONCRETE
9th AVENUE SOUTH
281.38'
S27°12'40"E
121.92'
CLARK PLACE
IR(0)
12.00'
PK(0)
N63°05'52"E
124.85'
(29)
NASHVILLE HOSPITALITY CAPITAL, LLC
INST. #:20140331-0026451
R.O.D.C., TN
N26°25'47"W
S26°23'47"E
ALLEY #115
165.01'
152.90'
(32)
NASHVILLE HOSPITALITY CAPITAL, LLC
INST. #:20131113-0117492
R.O.D.C., TN
(28)
NASHVILLE HOSPITALITY CAPITAL, LLC
INST. #:20140331-0026451
R.O.D.C., TN
C1
ALLEY #123
L3
L2
"X" ON CONCRETE
N26°53'46"W
9th AVENUE SOUTH
N26°12'31"W
S26°12'31"E
86.44'
65.00'
S63°47'29"W
(25)
NASHVILLE HOSPITALITY CAPITAL, LLC
INST. #:20140331-0026451
R.O.D.C., TN
C2
98.87'
22.28'
(33)
NASHVILLE HOSPITALITY CAPITAL, LLC
INST. #:20131113-0117492
R.O.D.C., TN
252.40'
S62°31'14"W
114.28'
N25°12'31"W
56.06'
ALLEY #115
63.27'
S62°24'26"W
C3
(24)
CHARLES E. COOKE, ET UX
INST. #:20020508-0060580
R.O.D.C., TN
"X" ON CONCRETE
(34)
DISMAS CHARITIES PROPERTIES, INC.
INST. #:20040107-0002870
R.O.D.C., TN
GRID
STATE PLANE COORDINATE SYSTEM
40 0 20 40
GRAPHIC SCALE: 1"=40'
Alley #115 & 123: 4,291 Sq. Ft. (0.099 Ac. ±)
Total Area: 73,323 Sq. Ft. (1.683 Ac. ±)
PROPERTY EXHIBIT
OF
TAX MAP 93-10, PARCELS
25, 28, 29, 32 & 33
AND PART OF
ALLEY #115 & 123
INST. #:20131113-0117492
INST. #:20140331-0026451
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=40' DATED: AUGUST 21, 2014
REVISED: LINE NUMBER DATED: AUGUST 28, 2014
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

Affidavit

I, Heather Dye, do hereby make oath that I am 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.

Heather Dye

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth Arnold, a notary public for this county and state, Heather Dye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: _____

Notary Seal:

