THIS INSTRUMENT PREPARED BY:
Frost Brown Todd LLC (VPEIII)
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20140070883 DEEDQC
Recvd: 09/22/14 15:05 4 pgs
Fees:22.00 Taxes:0.00
20140922-0086894

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Buchanan Street Properties, LLC 1704 Cedar Lane Nashville, TN 37212	New Owner	081 11 0 353.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John H. Otey, Jr. and wife, Bettye G. Otey (collectively, "Grantors"), have this day bargained and sold, and by these presents do transfer, convey, remise, release and forever quitclaim unto Buchanan Street Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to certain real estate situated in Davidson County, Tennessee and being more particularly described as follows, to wit (the "Property"):

Being a certain parcel of land lying in the Twenty-First Council District of Nashville, Davidson County, Tennessee. Said parcel is a portion of Lot 288 as shown on the final plat entitled "DT McGavock and Others Addition" of record in Plat Book 21, Page 41, recorded in 1858, R.O.D.C.T., (Register's Office for Davidson County, Tennessee). Said parcel is located on the southerly right-of-way line of Buchanan Street, North 86 degrees 06 minutes 41 seconds East, 51.35 feet from the easterly right-of-way line of Alley 541, and being more particularly described, by metes and bounds, as follows:

Beginning at an iron rod (new) with a cap stamped Ragan-Smith & Associates in the southerly right-of-way line of Buchanan Street at the northeasterly corner of Buchanan Street Properties, LLC of record as Instrument No. 20140808-0071817, R.O.D.C.T., and being the northwesterly corner of the herein described property;

Thence, with the southerly right-of-way line of Buchanan Street, North 86 degrees 06 minutes 41 seconds East, 51.75 feet to a p.k. nail old at the northwesterly corner of Edna Davenport of record as Instrument No. 20120730-0067131, R.O.D.C.T.;

Thence, leaving said right-of-way with said Davenport, South 33 degrees 49 minutes 45 seconds East, 190.23 feet to an iron rod (new) with a cap stamped Ragan-Smith & Associates in the northerly line of Dorothy Jean Warfield &

William Warfield of record in Book 9760, Page 309, R.O.D.C.T. and being a portion of Lot 287 as shown on said plat entitled DT McGavock and Others Addition;

Thence, with said Warfield, South 56 degrees 10 minutes 15 seconds West, 44.84 feet to an iron rod (new) with a cap stamped Ragan-Smith & Associates at the southeasterly corner of said Buchanan Street Properties, LLC;

Thence, with said Buchanan Street Properties, LLC, North 33 degrees 49 minutes 45 seconds west, 216.06 feet to the point of beginning and containing 9,110 square feet or 0.21 acres, more or less.

This legal description was prepared from a survey dated September 12, 2014, Job No. 14056, that was prepared by Ted Stevenson, Registered Land Surveyor, Tennessee License No. 2136, Ragan-Smith-Associates, Inc., 315 Woodland Street, P.O. Box 60070, Nashville, TN 37206.

Being the same property conveyed to John H. Otey, Jr. et ux Bettye G. Otey from Citizens Savings Bank and Trust Company by Warranty Deed of record at Book 6334, Page 220, Register's Office for Davidson County, Tennessee.

The Property is unimproved property located at 1409 Buchanan Street, Nashville, Tennessee 37208.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed as of the 22nd day of September, 2014.

GRANTORS:

JOHN H. OTEY, JR.

BETTYE G. OTEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, John H. Otey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22nd day of September, 2014.

Van P. East, III
Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Bettye G. Otey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22nd day of September, 2014.

Van P. East, III
Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 22nd day of September, 2014.

Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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