THIS INSTRUMENT PREPARED BY:
R. Mark Donnell, Jr., Esq.
Frost Brown Todd LLC
150 Third Avenue South, Suite 1900
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20140074281 DEEDQC
Recvd: 10/02/14 12:45 4 pgs
Fees:22.00 Taxes:0.00
20141002-0091099

Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
Eagle 1, LLC 209 10th Avenue South, Suite 432 Nashville, TN 37203-0782	New Owner	093 10 0 036.00 and 093 10 0 045.00

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, 10th and Lea Real Estate, LLC ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, release and forever quitclaim unto Eagle 1, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described real property (the "Property"):

A TRACT OR PARCEL OF LAND LOCATED IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A METAL PIN, FOUND, ON THE NORTH MARGIN OF PALMER PLACE, 20 FEET OFF ITS CENTERLINE, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE SOUTHWEST CORNER OF BYRD D. CAIN, JR. TR., INS.# 00005000-0000087; THENCE WITH THE MARGIN OF THE ROAD N 82° 11' 44" W 49.71 FEET TO A PK NAIL, SET; THENCE WITH A CURVE TO THE RIGHT AND BEING DESCRIBED WITH A CHORD BEARING AND DISTANCE OF N 70° 43' 55" W 18.94 FEET TO A PK NAIL, SET; THENCE WITH A CURVE TO THE RIGHT AND BEING DESCRIBED WITH A CHORD BEARING AND DISTANCE OF N 53° 14' 40" W 19.92 FEET TO A PK NAIL, SET; THENCE N 46° 28' 50" W 64.77 FEET TO A PK NAIL, SET, ON THE BACK OF THE SIDEWALK; THENCE N 43° 27' 37" W 106.41 FEET TO A BUILDING CORNER; THENCE N 41° 08' 33" W 39.95 FEET TO A BUILDING CORNER; THENCE N 39° 04' 52" W 35.85 FEET TO A PK NAIL, SET, ON THE NORTHEAST MARGIN OF PALMER PLACE 20 FEET OFF ITS CENTERLINE, WHERE IT INTERSECTS 10TH AVENUE FROM THE NORTHWEST AND LEA AVENUE FROM THE EAST, SAID POINT BEING 20 FEET OFF THE CENTERLINE OF LEA AVENUE, AND THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE SOUTH MARGIN OF LEA AVENUE S 82° 10' 09" E 250.00 FEET TO A METAL PIN, FOUND, SAID POINT

BEING THE NORTHEAST CORNER OF THE TRACT AND THE NORTHWEST CORNER OF ANOTHER TRACT OF BYRD D. CAIN, JR. TR., INS.# 00005000-0000087; THENCE WITH THE WEST MARGIN OF CAIN S 01° 30' 00" E 170.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.63 ACRES, MORE OR LESS AND BEING ALL OF BLOCK A AND THE WESTERLY 40 FEET OF BLOCK B, AND A PORTION OF BLOCK C ON THE PLAN OF PALMER PLACE OF RECORD IN BOOK 57, PAGE 117, SAID REGISTER'S OFFICE. INCLUDED IN SAID PROPERTY IS THAT PORTION OF ALLEY NO. 83 AND AN UNNUMBERED ALLEY CLOSED BY METRO COUNCIL BILL NO. 081-746, COUNTY COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

AS REFLECTED IN THAT ALTA/ACSAM LAND TITLE SURVEY BY DONLON LAND SURVEYING, LLC (615-673-9116 DATED AS OF JUNE 17, 2014, TIMOTHY MARK DONLON, SURVEYOR TENN. REGISTERED SURVEYOR'S NO. 2297.

BEING THE SAME PROPERTY CONVEYED TO 10TH AND LEA REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM JOHN L. MILLICAN, III, TRUSTEE FOR THE THOMAS WARD BONER TESTAMENTARY TRUST DATED JUNE 12, 2009, RECORDED ON JUNE 15, 2009, OF RECORD AT INSTRUMENT NUMBER 20090615-0055092, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The Property is improved property located at 818 Palmer Place, Nashville, Tennessee 37203 and 813 Lea Avenue, Nashville, Tennessee 37203.

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 30th day of September, 2014.

GRANTOR:

10TH AND LEA REAL ESTATE, LLC

By: _____

Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared KEITH MAUNE, with whom I am personally acquainted, and who upon oath acknowledged himself to be Member of 10TH AND LEA REAL ESTATE, LLC, the within named Grantor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as Member.

WITNESS my hand and official seal at office this 30th day of September, 2014.

BRENDA MASSARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

_____ NOTARY PUBLIC

My Commission Expires:

March 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 30th day of September, 2014.

Notary Public

My Commission Expires: March 7, 2017

BRENDA MASSARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017