This instrument was prepared by:
Kelly L. Worman
Nelson Mullins Riley & Scarborough, LLP
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 10/06/14 07:51 5 pgs
Fees:27.00 Taxes:0.00
20141006-0092052

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Harmolio LLC 280 Madison Avenue #1007 New York, New York 10016 ATTN: Arthur Friedman	[SAME]	09314022200 09314022300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, June Sanders Roy, Trustee under Agreement dated September 21, 2000, of the June Sanders Roy Revocable Living Trust, as to an undivided fifty percent (50%) interest as tenant in common, and Harry Roy Sanders, Jr., as to an undivided fifty percent (50%) interest as tenant in common (collectively, "Grantors"), have bargained and sold, and by these presents do hereby quitclaim and convey to **HARMOLIO LLC**, a Tennessee limited liability company ("Grantee"), all of their right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 608 8th Avenue South and 618 8th Avenue South, Nashville, Tennessee.

This conveyance of Grantors' interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 3rd day of October, 2014.

NOTARY PUBLIC
My Commission Expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 2nd day of October, 2014.

GRANTORS:

June Sanders Roy, Trustee under Agreement dated September 21, 2000, of the June Sanders Roy Revocable Living Trust

Harry Roy Sanders, Jr.

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, ~~a Notary Public~~ for the state and county aforesaid, June Sanders Roy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee under Agreement dated September 21, 2000, of the June Sanders Roy Revocable Living Trust (the "Trust"), and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand and seal at office this 1st day of October, 2014.

Notary Public

My Commission Expires:

CAROL K. SWENSEN
MY COMMISSION # EE869971
EXPIRES January 29 2017
(407) 398-0153 FloridaNotaryService.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Harry Roy Sanders, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3RD day of October, 2014.

Notary Public

My Commission Expires: 9/10/18

CAROL K. SWENSEN
MY COMMISSION # EE869971
EXPIRES January 29 2017
(407) 398-0153 FloridaNotaryService.com

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 9/16/18

EXHIBIT "A"

TRACT I:

BEING A TRACT OF LAND LYING IN THE 19TH COUNCIL DISCTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING NOTED AS TRACT NO. 1 AS OF RECORD IN INSTRUMENT NO. 20001204-0118394, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND ALSO BEING NOTED AS PARCEL 223 SHOWN ON TAX MAP 93-14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG-NAIL NEW, SITUATED AT THE INTERSECTION OF EASTERLY RIGHT OF WAY OF 8TH AVENUE SOUTH AND THE SOUTHERLY RIGHT OF WAY OF ALLEY NO. 140; THENCE, WITH SAID SOUTHERLY RIGHT OF WAY OF ALLEY NO. 140, NORTH 88 DEG 02 MIN 24 SEC EAST, 131.17 FEET TO A MAG NAIL NEW SITUATED IN THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ALLEY NO. 140 AND THE WESTERLY RIGHT OF WAY OF ALLEY NO. 159; THENCE, WITH THE WESTERLY RIGHT OF WAY OF ALLEY NO. 159, SOUTH 01 DEG 52 MIN 07 SEC EAST, 32.50' FEET TO A MAG NAIL NEW AND NORTHEAST CORNER OF MAP 93-14, PARCEL 224, BEING PROPERTY OF CHARLOTTE GIBSON P'POOL OF RECORD IN WILL BOOK 383, PAGE 500 AND DEED BOOK 3251, PAGE 635, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE SAID NORTH LINE OF P'POOL , SOUTH 88 DEG 02 MIN 24 SEC WEST, 131.14 FEET TO A MAG NAIL NEW AND IN THE EAST RIGHT OF WAY OF 8TH AVE. SOUTH; THENCE, WITH 8TH AVE. SOUTH, NORTH 01 DEG 55 MIN 49 SEC WEST, 32.50' TO THE POINT OF BEGINNING.

CONTAINING: 4,262 SQUARE FEET OR 0.098 ACRES, MORE OR LESS.

Being the same property conveyed to Harry Roy Sanders (½ undivided interest) and Clayton E. Glasgow and wife, Amelia Glasgow, (½ undivided interest) by Deed of record in Book 2540, page 89, Register's Office for Davidson County, Tennessee. Harry Roy Sanders subsequently conveyed his interest to Harry Roy Sanders, Jr and June Sanders Roy by Deed of record in Book 3926, page 296 and Clayton E. Glasgow and wife, Amelia D. Glasgow, conveyed their interest to Harry Roy Sanders, Jr. and June Sanders Roy by Deed of record in Book 3926, page 298, said Register's Office. June Sanders Roy conveyed her interest to June Sanders Roy, Trustee under agreement dated September 21, 2000 of the June Sanders Roy Revocable Living Trust by deed of record in Instrument No. 200012040118394, Register's for Davidson County, Tennessee.

TRACT II:

BEING A TRACT OF LAND LYING IN THE 19TH COUNCIL DISCTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING NOTED AS TRACT NO. 2 AS OF RECORD IN DEED BOOK 3296, PAGE 298, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND ALSO BEING NOTED AS PARCEL 222 SHOWN ON TAX MAP 93-14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A MAG-NAIL NEW, SITUATED AT THE INTERSECTION OF EASTERLY RIGHT OF WAY OF 8TH AVENUE SOUTH AND THE NORTHERLY RIGHT OF WAY OF ALLEY NO. 140; THENCE, WITH THE SAID EASTERLY RIGHT OF WAY OF 8TH AVENUE SOUTH, NORTH 01 DEG 55 MIN 49 SEC WEST, 172.58 FEET TO AN MAG NAIL NEW SITUATED IN THE SOUTHWESTERLY RIGHT OF WAY OF C.S.X. TRANSPORTATION RAILROAD; THENCE, WITH THE SAID RAILROAD, SOUTH 50 DEG 24 MIN 45 SEC EAST, 260.21 FEET TO AN IRON PIN NEW, SAID PIN BEING SITUATED IN THE SAID NORTHERLY RIGHT OF WAY OF ALLEY NO. 140; THENCE, WITH THE SAID NORTHERLY RIGHT OF WAY OF ALLEY, SOUTH 88 DEG 02 MIN 24 SEC WEST, 194.83 FEET TO THE POINT OF BEGINNING.

CONTAINING: 16,812 SQUARE FEET OR 0.386 ACRES, MORE OR LESS

Being the same property conveyed to Mrs. Frances B. Sanders and Mrs. Amelia D. Glasgow by Deed from Daisye Goldberg Rose of record in Book 1306, page 455, Register's Office for Davidson County, Tennessee. Frances B. Sanders having since deceased, devising her interest to June Sanders Roy and Harry R. Sanders, Jr. by Last Will and Testament of record in Will Book 68, page 139, Probate's Office for Davidson County, Tennessee. Clayton E. Glasgow and wife, Amelia D. Glasgow, conveyed their ½ undivided interest to Harry Roy Sanders, Jr. and June Sanders Roy by Deed from of record in Book 3926, page 298, Register's Office for Davidson County. June Sanders Roy conveyed her interest to June Sanders Roy, Trustee under agreement dated September 21, 2000 of the June Sanders Roy Revocable Living Trust by deed of record in Instrument No. 200012040118394, Register's for Davidson County, Tennessee. Also see Deed from Philip G. Breen, Jr., Trustee under the Will of Frances Breen Sanders to Harry R. Sanders, Jr. of record in Book 4218, page 872, and Deed from Harry Roy Sanders to June Sanders Roy and Harry R. Sanders, Jr. of record in Book 4234, page 539, said Register's Office.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

