BILL GARRETT, Davidson County
Trans:T20140077854 DEEDQC
Recvd: 10/15/14 15:51 3 pgs
Fees:17.00 Taxes:0.00
20141015-0095394

This instrument was prepared by:

Jeremy M. Brook, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

QUITCLAIM DEED

Address of New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Germantown Phase II, LLC 1510 16th Avenue South, Nashville, TN 37212	SAME ADDRESS AS NEW OWNER	Map 82-09 Parcels 52, 53, and 54

STATE OF Kentucky)
COUNTY OF Jefferson)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 14 day of October, 2014.

Notary Public

WHEREAS, TROYLUS, LLC, a Tennessee limited liability company (the "Grantor") wishes to convey that certain tract of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to GERMANTOWN PHASE II, LLC, a Tennessee limited liability company (the "Grantee"); and

WHEREAS, Grantor and Grantee both desire to consolidate the Property into a single tax parcel.

NOW, THEREFORE, FOR THE PURPOSES of removing the parcel lines on the Property, consolidating Parcels 52, 53, and 54 on the Property into one single parcel, and conveying ownership of the Property to Grantee, for and in consideration of Ten and No/100 Dollars ($10.00), the Grantor hereby quitclaims unto Grantee and its successors and assigns, all Grantor's right, title, and interest in and to the Property.

Witness my hand this 14 day of October, 2014.

GRANTOR:

TROYLUS, LLC

By: _____

Name: Andrew M Stone

Its: Principal / member

STATE OF Kentucky)
)
COUNTY OF Jefferson)

Personally appeared before me, T. Gregory Ehrhard, a Notary Public of said County and State, Andrew M. Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Louisville, Kentucky, this 14 day of October, 2014.

_____
Notary Public

My Commission Expires: 8-28-2018

T. GREGORY EHRHARD NOTARY PUBLIC STATE AT LARGE KY

PR226:00PR1:1078786:3:NASHVILLE

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 12, 13, 14 and 15 of the Plan of the Homestead Addition Estate of D.T. McGavock, as of record in Plat Book 57, Page 9, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way of Taylor Street, 40 feet in width, and the easterly right-of-way line of 6th Avenue North, 49.5 feet in width;

Thence leaving the easterly right-of-way line of 6th Avenue North with the southerly right-of-way line of Taylor Street, North 61 deg 59 min 42 sec East, 166.25 feet to a pk nail set at the intersection with the westerly right-of-way line of Alley #207, 15.6 feet in measured field width;

Thence leaving the southerly right-of-way line of Taylor Street with the westerly right-of-way line of Alley #207, South 27 deg 01 min 54 sec East, 232.93 feet to an iron rod set at a corner common with the property of Ashley Marie Manson, as of record in Instrument Number: 20051019-0125854, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley #207, with the northerly property line of Ashley Marie Manson, South 63 deg 14 min 54 sec West, 166.81 feet to an iron rod set in the easterly right-of-way line of 6th Avenue North;

Thence with the easterly right-of-way line of 6th Avenue North, North 26 deg 53 min 12 sec West, 229.29 feet to the POINT OF BEGINNING. Containing 38,483 square feet or 0.883 acres more or less.

Being the same property conveyed to Troylus, LLC by Warranty Deed of record as Instrument No. 20130508-0046776 in the Register's Office for Davidson County, Tennessee.