BILL GARRETT, Davidson County
Trans:T20140080350 DEEDQC
Recvd: 10/24/14 13:43 5 pgs
Fees:27.00 Taxes:0.00
20141024-0098386

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE TWO PARCELS INTO ONE PARCEL.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
401 Union Hotel, LLC 305 Church Street, Suite 204 Nashville, TN 37201	Same as New Owner	093-02-3-55.00 and 093-02-3-053.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 24th **day of** October**, 2014.**

NOTARY PUBLIC

LISA PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
11.6.17

QUITCLAIM DEED

WHEREAS, 401 Union Hotel, LLC, a Tennessee limited liability company ("Owner"), owns improved real property (the "Parcel 55 Property") in Davidson County, Tennessee more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference;

WHEREAS, Owner owns improved real property (the "Parcel 53 Property") located in Davidson County, Tennessee more particularly described in Exhibit B, which is attached hereto and incorporated herein by reference; and,

WHEREAS, Owner desires by this conveyance to combine the Parcel 55 Property and the Parcel 53 Property into a single parcel more particularly described in Exhibit C, which is attached hereto and incorporated herein by reference;

NOW, THEREFORE IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner, as grantor, has bargained and sold, and does hereby transfer, quitclaim, and convey unto Owner, as grantee, its successors and assigns, all of Owner's right, title and interest in and to certain real property in the State of Tennessee, County

of Davidson, more particularly described in Exhibit C, which is attached hereto and incorporated herein by reference.

This is improved real property known as 407 Union Street, Nashville, Tennessee 37201.

IN WITNESS WHEREOF, Owner has caused this Quitclaim Deed to be executed to be effective as of the 24 day of October, 2014.

OWNER:

401 UNION HOTEL, LLC

BY: _____
Name: Philip Walker
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Lisa Paul, a Notary Public, Philip Walker with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is president of 401 UNION HOTEL, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 24th day of October, 2014.

_____
NOTARY PUBLIC

LISA PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
11.6.17

EXHIBIT A

Parcel 55 Property

Real property located in Nashville, Davidson County, Tennessee, at the southwest corner of Fourth Avenue North and Union Street, more particularly described as follows:

Being Land in Davidson County, Tennessee, and a part of Lot No. 64 of the Original Plan of Nashville, of record in Plan Book 2, page 51, Chancery Court of Nashville, Tennessee, described as follows:

Beginning at the southwest corner of Fourth Avenue North and Union Street; running thence westerly with the southerly margin of Union Street, 68 feet to a point; thence southwardly parallel to Fourth Avenue North, 80 feet to a point; thence eastwardly 68 feet to the westerly margin of Fourth Avenue North; thence northerly 80 feet to the beginning.

Being the same property conveyed to 401 Union Hotel, LLC, a Tennessee limited liability company, by deeds from Lytle Brown, III, the Louise Lewis Brown Trust and the Trimble Brown Trust of record at Instrument Nos. 20120103-0000540, 20120103-0000538 and 20120103-0000539, respectively, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Parcel 53 Property

Being land in Davidson County, Tennessee, and a part of Lot 64 on the Original Plan of Nashville, of record in Plat Book 2, page 51, Chancery Court of Nashville, Tennessee, described as follows:

Beginning at a point in the south margin of Union Street, said point being 68 feet west of Fourth Avenue, North; thence westerly with the southerly margin of Union Street, 43.5 feet to a point; thence southerly and parallel to Fourth Avenue, North 80.08 feet to a point; thence eastwardly 43.5 feet to a point; thence northerly and parallel to Fourth Avenue, North 80.08 feet to the beginning.

Being the same property conveyed to 401 UNION HOTEL, LLC by deed dated May 30, 2014 of record as Instrument No. 20140602-0047414, Register's Office for Davidson County, Tennessee.

EXHIBIT C

Land situated in the 19th council district of Davidson County, Tennessee, being lands conveyed to 401 Union Hotel, LLC, a Tennessee limited liability company, by Warranty Deed on January 3rd, 2012, of record in Instrument Number 20120103-0000540, Register's Office for Davidson County, Tennessee ("RODC"), and by Special Warranty Deed on May 30th, 2014, of record in Instrument Number 20140602-0047414, RODC, said land being portions of Lot Number 64 on the Original Plan of Nashville, of record in Plan Book 2, Page 51, of record in the Chancery Court of Nashville, Tennessee, and is more particularly described as follows:

Commencing at the approximate centerline intersection of Union Street and 4th Avenue North, thence in a southwesterly direction, approximately 35 feet to the north easterly corner of the land herein described and the Point of Beginning;

thence with the margin of 4th Avenue North, South 27°33'20" East, a distance of 80.00 feet to a point, said point being the northeastern corner of lands owned by Arcade Company, Inc., of record in Deed Book 3326, Page 180, RODC;

thence leaving said margin and with the line of Arcade Company, Inc., South 62°38'37" West, a distance of 111.50 feet to a point on the eastern margin of a 6 foot alley or private court, said point also being on the northerly line of lands owned by Arcade Company, Inc., of record in Deed Book 4361, Page 858, RODC;

thence leaving the line of Arcade Company, Inc, and with the eastern margin of a 6 foot alley or private court, North 27°22'51" West, a distance of 80.00 feet to the southern margin of Union Street;

thence with said margin, North 62°38'38" East, a distance of 111.25 feet to the point of beginning, having an area of 8,910.19 square feet or 0.205 acres of land.

The tract herein described is based on an unrecorded survey titled "4th Avenue North & Union Street", prepared by Dale and Associates on February 17th, 2012 (job number 12011) and is also comprised of the same properties conveyed to Regions Bank by Special Warranty Deed, of record in Instrument Number 20140505-0038032, RODC and to Lytle Brown III by Warranty Deed, of record in Instrument Number 200251231-0162841, RODC.

Being the same property conveyed to 401 Union Hotel, LLC by deeds of record as Instrument Number 20120103-0000540, RODC, and Instrument Number 20140602-0047414, RODC.