NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
904 Buchanan Partners 1918 10th Avenue North Nashville, Tennessee 37208	904 Buchanan Partners 1918 10th Avenue North Nashville, Tennessee 37208	081-08-0-024.00 081-08-0-025.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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, **BON URBAN PROPERTIES,** a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim, transfer and convey to **904 BUCHANAN PARTNERS,** a Tennessee general partnership ("Grantee"), its successors and assigns, all its right title and interest in certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 904 and 910 Buchanan Street, Nashville, Tennessee.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 12th day of November, 2014.

NOTARY PUBLIC
My Commission Expires: 6-21-16

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

BILL GARRETT, Davidson County
Trans:T20140087189 DEEDQC
Recvd: 11/19/14 11:42 4 pgs
Fees:22.00 Taxes:0.00
20141119-0106760

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 18th day of November, 2014.

BON URBAN PROPERTIES,
a Tennessee general partnership

By: BPI Crabtree Family Investments, LLC,
its Managing Partner

By: _____
Name: David P. Crabtree
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BPI Crabtree Family Investments, LLC, managing partner of Bon Urban Properties, a Tennessee general partnership, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of the Managing Partner.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 18th day of November, 2014.

_____
Notary Public

My Commission Expires:
6-21-16

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT A

(PROPERTY DESCRIPTION)

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I

Land in Davidson County, Tennessee, BEING Lots Nos. 1, 2, 3 & 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Beginning at an iron rod in the north right of way of Buchanan Street at its intersection with the west right of way of 9" Avenue North, said point being the southeast corner of the herein described property; Thence, with the north right of way of Buchanan Street, with a curve to the left, having a Delta angle of 04 degrees 11 minutes 07 seconds, a Radius of 603.96 feet, an Arc Length of 44.12 feet, a Chord Bearing of South 87 degrees 16 minutes 45 seconds West and a Chord Length of 44.11 feet to an iron rod; Thence, South 04 degrees 48 minutes 51 seconds East, 9.74 feet to an iron rod; Thence, South 85 degrees 11 minutes 09 seconds West, 100.00 feet to an iron rod at the southeast corner of the Ziad Mutlak property as described in Instrument 20080311-0024538 RODC; Thence, leaving the right of way, with Mutlak's east line, North 04 degrees 48 minutes 51 seconds West, 150.00 feet to the south margin of Alley #493; Thence, with the alley, North 85 degrees 11 minutes 09 seconds East, 111.18 feet to an iron rod in the west right of way of 9" Avenue North; Thence, with said right of way, South 17 degrees 52 minutes 07 seconds East, 145.63 feet to the point of beginning and containing 18873 square feet or 0.433 acres.

The above being a surveyed description made by Steven D. Delle, R.L.S. 1710, of Delle Land Surveying, dated April 17, 2014, last revised May 1, 2014, Req. 14092.

Being the same property conveyed to BON URBAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from SULEIMAN ABOUS AND SALAH AYESH, EACH MARRIED, of record in Instrument No. 20140505-0038024 and Instrument No. 20140505-0038025, dated May 1, 2014, said Register's Office.

Tract II

Being a tract of land in the central portion of Davidson County, lying in the 21st Council District of Nashville, TN. Said tract being known as parcel 25 of Davidson County Tax Map 81-8, consisting of Lots 5, 6, 7, 8 & a portion of Lot 9 of the Maple Grove Plan of Subdivision of Lot 1 in the Woodards Plan of record in Plat Book 57, Page 83, Registers Office Davidson County, Tennessee (RODCT). Said tract being bounded on the south by Public Right-of-Way (R/W) of Buchanan Street (Public R/W varies), on the west by Howard E. & Gi Soon Seibel as recorded in Instrument 20051007-0121814 RODCT, on the north by Public R/W of Metro Nashville Alley

#493 (10' Public R/W) and on the east by Bon Urban Properties as recorded in Instrument 20140505-0038025 RODCT. Said tract being described as follows:

POINT OF BEGINNING being a set iron rod at the southwest corner of the tract being described, lying on the northerly R/W margin of Buchanan Street, having a Tennessee State Plane Coordinate (NAD83) Northing: 1,731,582.7302 and an Easting of 673,366.5189 and being approximately 76 feet north east of the intersection of 10th Ave North and Buchanan Street; thence leaving said R/W margin North 4 degrees 27 minutes 24 seconds West, 150.00 feet to a set iron rod on the southerly R/W margin of Public Alley #463; thence with said margin of Public Alley #463 North 85 degrees 32 minutes 36 seconds East, 157.50 feet to a set iron rod; thence leaving said southerly R/W margin of Public Alley #463 South 4 degrees 27 minutes 24 seconds East. 150.00 feet to a set iron rod on the northerly R/W margin of Buchanan Street; thence with said R/W of Buchanan Street South 85 degrees 32 minutes 36 seconds West, 157.50 feet to the point of beginning.

Being the same property conveyed to BON URBAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from ZIAD MUTLAK, of record in Instrument No. 20140918-0085876 and Instrument No. 20140918-0085877, dated September 18, 2014, said Register's Office.