BILL GARRETT, Davidson County
Trans:T20140091386 DEEDQC
Recvd: 12/05/14 15:26 2 pgs
Fees:12.00 Taxes:0.00
20141205-0111898

FROM: BEHI HAMIDY

TO: SHVILLE, LLC

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Shville, LLC
Attn: Craig Balsam
214 Sullivan Street, 5th Floor
Nashville, Tennessee 37203

Same

Map 093-10-0
Parcel 041.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____, Affiant

Sworn to and subscribed before me this 5th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

I, Behi Hamidy, unmarried, do hereby quitclaim to Shville, LLC, a New York Limited Liability Company, all of my interest in the following land:

See Exhibit "A" attached hereto and incorporated by reference herein.

This is improved commercial property known as 511 Eighth Avenue North, Nashville, Tennessee 37203.

The aforedescribed tract of land has been recently surveyed and this quitclaim deed is being executed by virtue of said new survey.

Witness my hand this 5th day of December, 2014.

B. HAMIDY

BEHI HAMIDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Behi Hamidy, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2014.

NOTARY PUBLIC

My commission expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT "A"- LEGAL DESCRIPTION TO QUITCLAIM DEED

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the U.S. Highway 31 (State Route 6, 8th Avenue South) and Palmer Place intersection and being all of the Behi Hamidy Property as recorded as Instrument #20041206-0144607, in the Register's Office of Davidson County, Tennessee, also being a portion of Lot "D" on the Plan of Palmer Place, as recorded as Plat Book 57, Page 117, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a new 1" brass disk monument in the westerly right-of-way of U.S. Highway 31 (State Route 6, 8th Avenue South), said monument being a southeasterly corner common to the Verlon Thompson and Demetria Kalodimos Property as recorded as Instrument #20091230-0118530, in the Registers Office of Davidson County, Tennessee;

Thence leaving said Verlon Thompson and Demetria Kalodimos Property and continuing along with the westerly right-of-way of U.S. Highway 31 (State Route 6, 8th Avenue South), S 02°15'23" E a distance of 70.91' to a new 1" brass disk monument, said monument being the northerly right-of-way of Palmer Place;

Thence leaving said westerly right-of-way of U.S. Highway 31 (State Route 6, 8th Avenue South) and continuing along with the northerly right-of-way of Palmer Place, S 82°33'18" E a distance of 107.49' to a new 1" brass disk monument, said monument being the easterly right-of-way of Public Alley #115;

Thence leaving said northerly right-of-way of Palmer Place and continuing along with the easterly right-of-way of Public Alley #115, N 02°15'23" W a distance of 70.91' to a new 1" brass disk monument, said monument being a point in the southerly property line of the Verlon Thompson and Demetria Kalodimos Property;

Thence leaving said easterly right-of-way of Public Alley #115 and continuing along with the southerly line of the Verlon Thompson and Demetria Kalodimos Property, N 82°33'18" W a distance of 107.49' to a new iron pin monument; which is the point of beginning, having an area of 7,513 square feet, 0.17 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated September 15,2014.

Being the same property conveyed to Shville, LLC, a New York Limited Liability Company, by deed of record in Instrument No. 20141205-0111897, Register's Office for Davidson County, Tennessee.