Davidson County DEEDQC
Recvd: 12/12/14 11:34 7 pgs
Fees:37.00 Taxes:0.00
20141212-0113914

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Sanford H. Zatcoff, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Pkwy., Ste. 1800
Atlanta, Georgia 30339

[Space Above This Line for Recording Data]

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 10th day of December, 2014, by THOMAS F. AKERS, JANET AKERS, ROBERT ALAN HUFHAM, individual residents of the State of Tennessee, and DAVID ALAN HUFHAM AS CONSERVATOR OF LESLIE ANNE HUFHAM (collectively, "***Grantor***"), and CRESCENT MUSIC ROW VENTURE, LLC, a Delaware limited liability company ("***Grantee***").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledge, has bargained, sold and does by these presents bargain, remise, release, and forever quitclaim unto the Grantee, its successors and assigns, all right, title, interest, claim or demand which Grantor has or may have in and to the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee; to wit:

> All that certain real estate described on **Exhibit A** attached hereto and incorporated herein by reference.

This including the same real estate conveyed to Jonelle Flowers Akers by Deeds of Record recorded in Book 5322, page 52, and Book 6096, page 333, Register's Office for Davidson County, Tennessee; the said Jonelle Flowers Akers having since died, the property was devised by Will of Record in Book 7220, page 176, Register's Office for Davidson County, Tennessee, to her children, Thomas F. Akers, Janet Akers and Jacqueline Akers Hufham (see Affidavit of Heirship in Instrument No. 20091021-0097400, Register's Office for Davidson County, Tennessee); the said Jacqueline Akers Hufham having since died intestate, her interest in the property was inherited by her heirs at law, Robert Alan Hufham and Leslie Ann Hufham.

This is improved property known as 1205, 1209, 1211, 1213, 1303, 1305 and 1307 Division Street, Nashville, Davidson County, Tennessee.

THE PURPOSE of this Quitclaim Deed is to convey any right, title, or interest Grantor may have in and to the composite acreage tract described on **Exhibit A** and to prevent any possible gaps, gores or overlaps caused by legal descriptions of prior separate deeds.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments there unto belonging or in any way appertaining, unto Grantee, its successors and assigns in fee simple forever, so that neither the Grantor nor its successors and assigns, nor any other person claiming under it shall at any time claim or demand any right, title or interest to the Property or its appurtenances.

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity is referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by and through its duly-authorized representative on the day and year first above written.

Thomas F. Akers (SEAL)
THOMAS F. AKERS

STATE OF Tennessee
COUNTY OF DAVIDSON

Thomas F. Akers On this 5th day of Dec., 2014, before me personally appeared , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand and notarial stamp or seal this 5th day of December, 2014.

REBECCA S. FISHBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Seal)

Rebecca S. Fishburn
Notary Public

My commission expires 2-11-17

_____ (SEAL)
JANET AKERS

STATE OF Tennessee
COUNTY OF DAVIDSON

On this 5th day of Dec., 2014, before me personally appeared Janet Akers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand and notarial stamp or seal this 5th day of December, 2014.

REBECCA S. FISHBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Seal) _____ Notary Public

My commission expires: 1-11-17

_____ (SEAL)
ROBERT ALAN HUFHAM

STATE OF Tennessee
COUNTY OF DAVIDSON

On this 5th day of Dec., 2014, before me personally appeared Robert Alan Hufham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand and notarial stamp or seal this 5th day of December, 2014.

REBECCA S. FISHBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Seal) _____ Notary Public

My commission expires: 1-11-17

David Alan Hufham (SEAL)
DAVID ALAN HUFHAM AS CONSERVATOR
OF LESLIE ANNE HUFHAM

STATE OF Tennessee
COUNTY OF DAVIDSON

DAVID ALAN Hufham On this 5th day of Dec., 2014, before me personally appeared , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand and notarial stamp or seal this 5th day of December, 2014.

(Seal)

REBECCA S. FISHBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Rebecca S. Fishburn
Notary Public

My commission expires: 7-11-17

RECORDING DATA ONLY

Property Address:
1205, 1209, 1211, 1213, 1303, 1305 and 1307
Division Street
Nashville, Tennessee

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:
Crescent Music Row Venture, LLC
227 West Trade Street
Suite 1000
Charlotte, North Carolina 28202

Affiant

Tax Identification No.:
093-130-193.00; 93-130-019.00; 093-130-192.00; 093-130-191.00; 093-130-189.00; 093-130-194.00; 093-130-188.00

SUBSCRIBED and SWORN TO before me this 9 day of December, 2014

Notary Public

My Commission Expires:

NOTARY PUBLIC GEORGIA FEB. 6, 2015 COBB COUNTY

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:
Crescent Music Row Venture, LLC
227 West Trade Street
Suite 1000
Charlotte, North Carolina 28202

EXHIBIT A
(Property Description)

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lot 1, Section Thirty-Six, Edgehill Estates of record in Plat Book 4885, Page 149 at the Register's Office for Davidson County, Tennessee and being all of Lots 2, 3, 4 and part of Lot 5 on the Plan of Sigler's Addition, no record found, and being more particularly described as follows.

Beginning at a railroad spike set on the southerly line of Division Street, 50 feet in width, at a corner common with Lot 1, Section Twenty-One, Edgehill Estates of record in Plat Book 4350, Page 144;

Thence with the southerly right-of-way line of Division Street, South 81 deg 45 min 24 sec East, 429.23 feet to an existing right-of-way monument on the westerly right-of-way line of Interstate 40, width varies;

Thence with the westerly right-of-way line of Interstate 40, South 40 deg 05 min 51 sec East, 260.14 feet to an existing iron rod at the northerly terminus of Alley Number 421, 20 feet in width;

Thence leaving the westerly right-of-way line of Interstate 40 with the northerly right-of-way line of Alley Number 421 for the following two calls.

1) North 82 deg 13 min 28 sec West, 255.43 feet to an existing iron rod,

2) North 81 deg 45 min 24 sec West, 366.83 feet to an iron rod set at a corner common with said Lot 1, Section Twenty-One, Edgehill Estates;

Thence leaving the northerly right-of-way line of Alley Number 421 with the easterly line of said Lot 1, North 07 deg 48 min 38 sec East, 175.00 feet to the point of beginning; containing 91,941 square feet or 2.11 acres more or less.

Being the same property conveyed to the following: The Soundshop Recording Studios, LLC of record in Instrument Number 20021028-0132022; The Stroud Family Limited Partnership of record in Book 11274, Page 661; Thomas F. Akers, Janet Akers, Robert Alan Hufham and Leslie Ann Hufham of record in Instrument Number 20091021-0097400; and First Division Street Office Building, LLC of record in Instrument Number 20101014-0082410 all of record at the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, 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, William L. Rosenberg 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:

