ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Tract I
Upside, LLC	New Owner	Map 83-6-0
P.O. Box 160730		Parcel 378.00
Nashville, TN 37216		Tract II
		Map 83-03
		Parcel 214.00
		Tract III
		Map 85-03
		Parcel 213 & 215
		Tract IV
		Map 083-07
		Parcel 212.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Second Mouse, LLC, a Tennessee limited liability company by these presents do hereby quitclaim and convey to Upside LLC, a Tennessee Limited Liability Company, its successors and assigns, all of its interest in the tracts of land in Davidson County, Tennessee, as follows:

Tract I

Land in Davidson County, Tennessee, being Lot No. 7 on the Resubdivision of a part of Lot 9, W.L. Horn's Spout Spring Addition of record in Book 5200, Page 211, Register's Office for said County.

Said Lot No. 7 fronts 95.0 feet on the southerly margin of Eastland Avenue and extends back between parallel lines, 150.00 feet to a line in the rear on which it measures 94.65 feet.

Being the same property conveyed to Second Mouse, LLC by Quitclaim Deed from Big Tent, LLC of record in Instrument 20100604-0043589, Register's Office for Davidson County, Tennessee.

This improved real property commonly known as 1818 Eastland Avenue, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20150001840 DEEDQC
Recvd: 01/08/15 13:37 4 pgs
Fees:22.00 Taxes:0.00
20150108-0002177

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 58, on the Map of Brownsville, of record in Plat Book 21, Page 9, said Register's Office and described as follows:

Beginning at a point in the center line of Carter Street 429 feet west from the westerly margin of Campbell Street; thence westerly with the center of Carter Street 100 feet to a point; thence northerly and parallel with the westerly margin of Campbell Street 680.3 feet to the south line of the property conveyed to Eugene F. Connor by deed of record in Book 1629, Page 621, said Register's Office; thence along Connor's south line easterly 100 feet to Connor's southeast corner; which is 429 feet west of the westerly margin of Campbell Street; thence southerly parallel to the margin of said Street, 680.3 feet to the beginning.

Being part of the same property conveyed to Second Mouse, LLC by Quitclaim Deed from Big Tent, LLC of record in Instrument 20101230-0103957, Register's Office for Davidson County, Tennessee.

The is improved real property commonly known as 2207 Carter Avenue, Nashville, TN 37206

Tract III

Being part of Lot No. 38, on the Plat of Brownsville as of record in Book 21, Page 9, Registers Office for said county.

Beginning at a point in the center of Carter Street (now known as Carter Avenue) 529 feet west of the westerly margin of Campbell Street 690.3 feet to a point; thence westerly parallel to Carter Street (now known as Carter Avenue) 194 feet to a point; thence southwardly 680.3 feet to a point in the center line of said Carter Street (now known as Carter Avenue); thence eastwardly 195 feet to the point of beginning.

Being part of the same property conveyed to Second Mouse, LLC by Quitclaim Deed from Big Tent, LLC of record in Instrument 20101230-0103957 , Register's Office for Davidson County, Tennessee.

This improved real property commonly known as 2203 Carter Avenue, Nashville, TN 37206. This property description also includes the real property commonly known as 0 Carter Street (now Avenue), Nashville, TN 37206.

Tract IV

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Map of Mrs. Minnie E. Martin's Subdivision of Lot No. 58 and part of Lot No. 59 of Brownsville, as of record in Book 547, Page 137, said Register's Office for said County.

Said Lot No.1 fronts 206.5 feet on the Easterly side of Riverside Boulevard and extends back between lines 242.5 feet on the Northerly line and 243.5 feet along the Northerly line of Carter Street on the Southerly line to a dead line in the rear, measuring 206 feet thereon.

Being the same property conveyed to Second Mouse, LLC by Warranty Deed from the Tennessee Baptist Convention of record in Instrument 20110114-0004145, Register's Office for Davidson County, Tennessee.

The is improved real property commonly known as 1301 Riverside Drive, Nashville, TN 37206

The correct spelling of the company involved in this transaction is SecondMouse, LLC and it is also sometimes referred to in various documents as Secondmouse, LLC and Second Mouse, LLC.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $0.00.)
( )
( )
(Affiant)
(Subscribed and sworn to before me)
(this 22nd day of December, 2014.)
( )
( )
(Notary Public)
(My Commission Expires:_____)
(_____)

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22nd day of December, 2014.

SECONDMOUSE, LLC a/k/a SECOND MOUSE, LLC

By: Mark Egerton, MEMBER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Robert J. Notestine of the state and county mentioned, personally appeared Mark Egerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Member of the SecondMouse, LLC acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the SecondMouse, LLC the within named bargainor, a limited liability company, and that he/she as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as member.

Witness my hand and seal, at office in Nashville, TN this 22nd day of December, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017