ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Upside, LLC P.O. Box 160730 Nashville, TN 37216	New Owner	Map 083-03-0 Parcel 199.01

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, Secondmouse, LLC a/k/a SecondMouse, LLC a Tennessee limited liability company, by these presents do hereby quitclaim and convey to Upside, LLC, a Tennessee limited liability company, it's successors and assigns, all of its interest in a certain tract of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Subdivision of the Bradford & McClure Lands, being a re-subdivision of certain lots in Brownsville Plan of record in Book 21, Page 9, Register's Office for said county, and described according to a copy of a survey thereof made July 16, 1957 by Hal R. Swan, Jr. Surveyor, as follows:

Beginning at a point in the southeasterly margin of Riverside Drive, 450 feet more or less Southwest from the margin of McKennie Street; thence Southeasterly 350 feet more or less to a point; thence North 86 ½ degrees West 202 feet more or less to a point; thence Northeasterly 53.4 feet to a point, thence Northwesterly 198.5 feet more less to a stake in the margin of Riverside Drive; thence with the margin of the same Northwesterly 75 feet to the point of beginning.

Being the same property conveyed to Secondmouse, LLC by Quitclaim Deed from March Egerton of record in Instrument 20140130008449, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1419 Riverside Drive, Nashville, Tennessee 37206.

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

BILL GARRETT, Davidson County
Trans:T20150001845 DEEDQC
Recvd: 01/08/15 13:41 2 pgs
Fees:12.00 Taxes:0.00
20150108-0002183

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

Affiant

Notary Public

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 19th day of December, 2014.

SECONDMOUSE, LLC

By:_____, MEMBER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Robert John Notestine of the state and county mentioned, personally appeared Mark Eganton, 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 Second Mouse, LLC and as such Member acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Second Mouse, 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

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

My Commission Expires:_____