BILL GARRETT, Davidson County
Trans:T20150007010 DEEDQC
Recvd: 01/28/15 15:35 4 pgs
Fees:22.00 Taxes:0.00
20150128-0008283

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26814-1
Box #14

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL:
4th Avenue South Ventures, GP		
1414 4th Avenue South	New Owner	105-07-0/469.00
Nashville, Tennessee 37210		105-08-0/287.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter-named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, the undersigned, **ALAN NEIL GREENBERG, TRUSTEE FOR THE GREENBERG FAMILY REAL ESTATE TRUST U/A/D DECEMBER 1, 1992**, and **RONALD D. GROSS, TRUSTEE FOR THE GROSS FAMILY REAL ESTATE TRUST U/A/D DECEMBER 1, 1992**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **4TH AVENUE SOUTH VENTURES, GP**, a Tennessee general partnership, (hereinafter referred to as the "**Grantee**"), its successors, and, all of the Grantor's interest in the following described premises, to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at an existing iron rod at the intersection of the northerly right-of-way line of Carney Street with the westerly right-of-way line of CSX Transportation Railroad;

Thence, leaving the westerly right-of-way line of CSX Transportation Railroad with the northerly right-of-way line of Carney Street, South 59 deg. 13 min. 58 sec. West, 491.09 feet to an "X" chiseled in concrete on the easterly right-of-way line of Fourth Avenue South;

Thence, leaving the northerly right-of-way line of Carney Street with the easterly right-of-way line of Fourth Avenue South, North 30 deg. 57 min. 48 sec. West, 555.73 feet to a pk nail set at a corner common with the property of J.O. Maddux, of record in Book 5746, Page 862, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way line of Fourth Avenue South with the southerly property line of J.O. Maddux for the following two calls:

1) North 59 deg. 20 min. 12 sec. East, 220.11 feet to an iron rod set,
2) North 59 deg. 20 min. 12 sec. East, 78.73 feet to an iron rod set on the westerly right-of-way line of CSX Transportation Railroad;

Thence, with the westerly right-of-way line of CSX Transportation Railroad, South 50 deg. 02 min. 34 sec. East, 588.16 feet to the point of beginning containing 219,358 square feet or 5.036 acres more or less.

BEING the same property conveyed to Elliot S. Greenberg, Trustee for the Greenberg Family Real Estate Trust, and Ronald D. Gross, Trustee for the Gross Family Real Estate Trust, as equal tenants-in-common, with each having an undivided one-half (1/2) interest, by Warranty Deed dated December 21, 1992 from FW, Inc., a Tennessee corporation, of record in Book 8823, Page 190, Register's Office for Davidson County, Tennessee. Pursuant to a Quitclaim Deed dated December 23, 1992 from CSX Transportation, Inc., a Virginia corporation, to Elliott S. Greenberg, Trustee for the Greenberg Family Trust, and Ronald D. Gross, Trustee for the Gross Family Real Estate Trust, and the United States Trust Company of New York, Trustee, of record in Book 8823, Page 195, Register's Office for Davidson County, Tennessee, CSX Transportation, Inc., relinquished its ownership or interest in that portion of the above-described property which was described in said Quitclaim Deed.

THIS is improved property, known as 1414 4th Avenue South and 0 Carney Street, Nashville, Tennessee 37210.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 27th day of January, 2015.

Ronald D. Gross, Trustee for the Gross Family Real Estate Trust

Alan Neil Greenberg, Trustee for the Greenberg Family Real Estate Trust

STATE OF Georgia]
COUNTY OF Fulton]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ALAN NEIL GREENBERG**, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 27th day of January, 2015.

Notary Public
My Commission Expires: March 16, 2018

ASHLI PARSLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 16, 2018

BEING the same property conveyed to Elliot S. Greenberg, Trustee for the Greenberg Family Real Estate Trust, and Ronald D. Gross, Trustee for the Gross Family Real Estate Trust, as equal tenants-in-common, with each having an undivided one-half (1/2) interest, by Warranty Deed dated December 21, 1992 from FW, Inc., a Tennessee corporation, of record in Book 8823, Page 190, Register's Office for Davidson County, Tennessee. Pursuant to a Quitclaim Deed dated December 23, 1992 from CSX Transportation, Inc., a Virginia corporation, to Elliott S. Greenberg, Trustee for the Greenberg Family Trust, and Ronald D. Gross, Trustee for the Gross Family Real Estate Trust, and the United States Trust Company of New York, Trustee, of record in Book 8823, Page 195, Register's Office for Davidson County, Tennessee, CSX Transportation, Inc., relinquished its ownership or interest in that portion of the above-described ~~Parcel~~ property which was described in said Quitclaim Deed.

THIS is improved property, known as 1414 4th Avenue South and 0 Carney Street, Nashville, Tennessee 37210.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 27th day of January, 2015.

Ronald D. Gross, Trustee for the Gross Family Real Estate Trust

Alan Neil Greenberg, Trustee for the Greenberg Family Real Estate Trust

STATE OF Georgia]
COUNTY OF Fulton]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ALAN NEIL GREENBERG**, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 27th day of January, 2015.

ASHLI PARSLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 16, 2018

Notary Public
My Commission Expires: March 16, 2018

STATE OF Missouri]
COUNTY OF St. Louis]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RONALD D. GROSS**, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of January, 2015.

PAULA L KLINE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Feb. 18, 2017
Commission # 13379024

Paula L Kline
Notary Public
My Commission Expires: Feb 18, 2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me on this 29th day of January, 2015.

Dana M. Meadows
Notary Public
My Commission Expires: 2017

DANA M. MEADOWS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY