THIS INSTRUMENT PREPARED BY:

John B. Enkema
222 Second Avenue North
Suite 340-M
Nashville, Tennessee 37201
615-742-4800

BILL GARRETT, Davidson County
Trans:T20150012330 DEEDQC
Recvd: 02/19/15 14:23 11 pgs
Fees:57.00 Taxes:0.00
20150219-0014530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transaction is $0.

Affiant

Sworn to and subscribed before me this 3 day of February, 2015.

Notary Public
My commission expires: 3-8-16

Address of new owner:
Baugh & Pardue Properties, LLC
50 Van Buren Street
Nashville, TN 37208

Send tax bills to:
Baugh & Pardue Properties, LLC
50 Van Buren Street
Nashville, TN 37208

Map / Parcel:
082/012.00
082-5/157.00
082-5/158.00
082.00/004.00
082/009.00

QUITCLAIM DEED

Whereas, by Quitclaim Deeds, recorded in the Davidson County Register of Deeds ("DCROD") at Instrument Nos. 20140818-0074601, 20140818-0074607 and 20140121-0005608 (corrected by 20140306-0018718) (collectively the "Property"), certain real property was conveyed to Baugh & Pardue Properties, LLC;

Now, therefore, in order to combine the three aforementioned tracts into a single tract, Baugh & Pardue Properties, LLC does hereby quitclaim and convey unto John B. Enkema all of its right, title and interest in the Property. John B. Enkema, in order to create a single tract out of those three tracts described above, hereby quitclaims and conveys unto Baugh & Pardue Properties, LLC, its heirs and assigns, all of his right, title, and interest in the Property. The intent of this instrument is to join as a single tract those three tracts described above.

Being the same property conveyed to Baugh & Pardue Properties, LLC at Instrument Nos. 20140818-0074601, 20140818-0074607 and 20140121-0005608 (corrected by 20140306-0018718) in the DCROD and includes those portions of Burns Street and Van Buren Street as abandoned, except for certain easements, pursuant to Metropolitan Government of Nashville and Davidson County Ordinance #BL2014-982.

Being more particularly described in Exhibit A. Note: DCROD Instrument #20140121-0005608 includes a "Tract 1" and a "Tract 2". Tract 2 is the property description from Instrument #200009130090835. The property description in Instrument #200009130090835 was replaced by (and corrected by) the property description in Instrument #200102280018392. In sum, the property that is described in "Tract 2" is included within the property that is described in "Tract 1." Thus, Exhibit A does not separately (and duplicatively) include the property description from Tract 2, but does include such property (ie Lots 17-22) because that property is included in the property description for Tract 1 (which is the corrected property description from Instrument #200102280018392).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This property is further conveyed subject to all limitations, restrictions, and encumbrances stated in the Quitclaim Deeds described above.

This is improved real property known as 10 Van Buren, 1417 Burns Street, 50 Van Buren, 1418 Burns, 1420 Adams Street Nashville, Tennessee 37208 (and also includes a .12 Acre tract as described in Exhibit A, and includes a closed road as described in Exhibit A).

In witness whereof, the undersigned have executed this instrument on this 3 day of February, 2015.

Baugh & Pardue Properties, LLC

By: John T. Baugh Jr.

Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John T. Baugh Jr., the partner of Baugh & Pardue Properties, LLC, with whom I am personally acquainted (or proven to me on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of Baugh & Pardue Properties, LLC and that he is authorized by the company to execute the same by signing the name of the company.

Witness my hand, at Davidson, Tennessee, this 3 day February, 2015.

Notary Public

My Commission Expires: 3-8-16

Joseph L. George Jr. Notary Public State of Tennessee Davidson County

John B. Enkema

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John B. Enkema, with whom I am personally acquainted (or proven to me on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 3 day February, 2015.

Joseph L. George Jr. State of Tennessee Notary Public Davidson County

Notary Public
My Commission Expires: 3-8-16

Exhibit A
(7 Pages)

10 Van Buren Street, Nashville, TN 37208

Land in Davidson County, Tennessee, being the easterly parts of Lot Nos. 1 and 2 and the southerly part of the easterly part of Lot No. 3, as shown on the Map entitled Plan of O'Shaughnessy's Addition to Nashville, Tennessee, of record in Plat Book 21, Page 119, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John M. Sullivan, Civil Engineer, dated September 22, 1964, as follows:

Beginning at a point in the northerly margin of Van Buren Street, said point being located North 59 deg. 25' East 92.3 feet from the northeasterly intersection of Van Buren Street and Burns Avenue; thence leaving Van Buren Street, North 30 deg. 8' West 104.4 feet to a point; thence North 59 deg. 52' East 246.1 feet to a point; thence South 14 deg. East 106.8 feet to a point in the northerly margin of Van Buren Street; thence South 59 deg. 25' West 216.7 feet to the point of beginning.

Being the same property conveyed to Nashville Rendering Company, Inc., a Tennessee corporation, by Deed from Patrick J. McRedmond and Louis A. McRedmond, of record in Book 4155, Page 16, Register's Office for Davidson County, Tennessee, dated July 24, 1967 and recorded on July 25, 1967. Nashville Rendering Company, Inc. a Tennessee corporation, was dissolved and terminated on April 30, 2013, by image number 7198-2966 and 7198-2968, respectively, of record in the Office of the Secretary of State for Tennessee. The corporation having been dissolved and terminated, title is vested in the shareholders of record, including, McRedmond Brothers, Inc. a Tennessee corporation, Estate of Edward Stephen McRedmond, Anita Sheridan, Linda Orsagh, Eddie McRedmond, Mary Pauline Vogel, Ellen Kade, Louis A. McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond,

Being also known as 10 Van Buren Street, Nashville, TN 37208.

Being the same property conveyed pursuant to DCROD #201408180074607 and being Tax Parcel 082-00-0-012.00

1417 Burns Street, Nashville, TN 37208

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9, as shown on the Map entitled Plan of O'Shaughnessy's Addition to Nashville, Tennessee, of record in Plat Book 21, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

INCLUDED BUT EXCLUDED in the above description is the portion of Lot Nos. 1, 2 and 3, conveyed to Nashville Rendering Company, Inc. by deed of record in Book 4155, Page 16, and Register's Office.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louise A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants in common, as to a one-tenth ownership interest each by Quitclaim Deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record in Instrument No. 20040917-0112315, Register's Office for Davidson County, Tennessee, dated September 13, 2004 and recorded on September 17, 2004.

Anita M. Sheridan, Linda M. Orsagh and Stephen McRedmond conveyed their individual one-tenth ownership interests as tenants in common to McRedmond, LLC, by Deed of record in Instrument No. 20041117-0137914, Register's Office for Davidson County, Tennessee, dated November 12, 2004 and recorded on November 17, 2004.

Being known as improved property located at 1417 Burns Street, Nashville, TN 37208.

Being the same property conveyed pursuant to DCROD #201408180074601 and being Tax Parcel 082-00-0-009.00.

50 Van Buren and 1418 Burns

The property line description to follow is taken from a two lot subdivision plat tendered to the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee for recording in June of 2000. The plat was approved on the Consent Agenda on July 06, 2000 subject to a bond of $45,000, however, the plat was never recorded.

The following description combines Lots 1 and 2 which are comprised of all or parts of the original lots mentioned in Note 12 on the plat entitled "Tennessee Dressed Beef Company Subdivision", and dated June 7, 2000. The original subdivision is entitled "O'Shaughnessy Plan" and is recorded in Plat Book 21, Page 119, R.O.D.C., TN. This description is also subject and subordinate to Notes 1-15, inclusive as shown on the plat and any further easements, title exceptions, etc. or an unnamed factor, if any, that may affect title to the property.

The following property line description contains all of Lots 17, 18, 19, 20, 21, 22, 35, 36, 37, and parts of 23, 24, 25, 26, and 38 as recorded in the O'Shaughnessy Plan, Plat Book 21, Page 119, R.O.D.C., TN, is known as Parcel 157.00 of Property Map 82-5 and Parcel 004 of Property Map 82.00, and is recorded in Deed Book 4107, Page 971, and Deed Book 4963, Page 159, and Book 4963, Page 155 R.O.D.C., TN and is further described according to a survey by Alpha 2000 Group, LLC, dated June 7, 2000 as follows:

Beginning at an old iron rod in the easterly boundary of the Metropolitan Government property recorded in Deed Book 6660, Page 563, R.O.D.C., TN, said point also being the southwest corner of another Metropolitan Government parcel recorded in Deed Book 7017, Page 341, R.O.D.C., TN and being the northwest corner of the subject property.

THENCE, leaving said point and running with the southerly boundary of the Metropolitan Government parcel, North 56 degrees 30'00" East 233.38 feet to a new iron rod in the westerly margin of Burns Street (70'),

THENCE, leaving said Metropolitan Government property and running with the westerly margin of Burns Street, South 26 degrees 20'38" East 312.15 feet to a new iron rod at the beginning of a radius return at Burns Street and Van Buren Street,

THENCE, running with said radius return having a central angle of 83 degrees 08'24", a radius of 30.00 feet, and arc length of 43.53 feet to a new iron rod at the end of the curve and in the northerly margin of Van Buren Street (70'),

THENCE, running with the northerly margin of Van Buren Street, South 56 degrees 47'46" West 237.46 feet to a new iron rod at the beginning of a radius return at Van Buren Street and Adams Street (50'),

THENCE, running with the said radius return having a central angle of 83 degrees 49'37", a radius of 30.00 feet, an arc length of 43.89 feet to a new iron rod in the easterly margin of Adams Street,

THENCE, running with said easterly margin, North 39 degrees 22'37" West 153.43 feet to a new iron rod at a terminus of Adams Street and in the southerly boundary of the Metropolitan Government property previously referred to in Deed Book 6660, Page 563 R.O.D.C., TN,

THENCE, running with said property for the next two (2) calls:

(1) North 56 degrees 59'46" East 25.00 feet to an old iron rod at the beginning of a property line curving in a northerly direction,
(2) Running with the curve having a central angle of 29 degrees 19'45", a radius of 358.28 feet, and an arc length of 183.40 feet to the point of beginning.

CONTAINING, 99,195 Square Feet, more or less, OR 2.277 Acres, more or less.

Being known as improved property located at 50 Van Buren and 1418 Burns Street, Nashville, TN 37208.

Being the same property conveyed pursuant to DCROD #200009130090835 and #200102280018392 (Correction Deed) and being Tax Parcels 082-05-0-0157.00 (Lots 17-22) and 082-00-0-004.00 (Remainder of Property Description).

1420 Adams Street

That certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

A tract or parcel of land in the City of Nashville, being parts of Lots 102, 103 and 104, on the Plan of Hugh W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner Van Buren and Adams Street and running thence eastwardly with the southerly margin of Van Buren Street 650 feet more or less, to the low water mark on the Cumberland River; thence up said River with the line of the low water mark 395 feet more or less, to the southerly margin of a proposed 30 foot street, since vacated and abandoned by the City of Nashville, as shown on the plan of record in Chancery Book 2, page 131, of the Clerk and Master's Office of said County; thence with the southerly margin of said street South 73 deg. 30 min. West 381.5 feet, more or less; to an iron pin; thence North 16 deg. 30 min. West 30 feet to an iron pin; thence with northerly margin of said proposed street South 73 deg. 30 min. West 171.64 feet to an iron pin in the easterly margin of Adams Street; thence northwardly with the easterly margin of Adams Street 267-7/10 feet, more or less, to the point of beginning.

This description is the same as was used in the last deed of record.

This is improved property commonly known as 1420 Adams Street, Nashville, TN 37208.

Being the same property conveyed pursuant to DCROD Book 11113 Page 528 and being Tax Parcel 082-05-0-0158.00.

The .12 Acres

That certain tract of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Adams Street and being more particularly described as follows:

Beginning at a point in the easterly margin of Adams Street, said point being S26 degrees 58' 05" E, 267.70 feet along said margin from the southeast corner of Adams Street and Van Buren Street;

Thence, leaving said margin, with the south line of Centurion Products, Inc., N 73 degrees 30' 01" E, 171.89 feet to a point;

Thence, S 16 degrees 43' 02" E, 30.12 feet to a point;

Thence, severing the property of Nashville Wholesale Moulding, Inc., S 73 degrees 30' 00" W, 166.44 feet to appoint in the easterly margin of Adams Street;

Thence, with said margin N 26 degrees 58' 05" W, 30.63 feet to the point of beginning, containing 5,095 square feet or 0.12 acres, more or less.

This conveyance and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Being the same property conveyed pursuant to DCROD Book 11202 Page 878 and being a portion of Tax Parcel 082-05-0-0159.00.

Closed Road

Those portions of Burns Street and Van Buren Street as abandoned, except for certain easements, pursuant to Metropolitan Government of Nashville and Davidson County Ordinance #BL2014-982.