(2) Box 36

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 1st day of April, 2015. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150024053 DEEDQC
Recvd: 04/01/15 15:27 4 pgs
Fees:22.00 Taxes:0.00
20150401-0028383

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

QUITCLAIM DEED

Address New Owner: Ranger II, LLC C/O Talbott P. Ottinger McKenzie Laird, PLLC 3835 Cleghorn Avenue, Suite 250 Nashville, TN 37215	Send Tax Bills To: New Owner	Map and Parcel: 093-10-359, 093-10-360, 093-10-361, 093-10-362, 093-10-363, 093-10-364 and 093-10-365

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **GILMORE FAMILY LIMITED PARTNERSHIP,** a Tennessee limited partnership, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **RANGER II, LLC,** a Delaware limited liability company in the real property located in Nashville in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 515-519 Fourth Avenue South, Nashville, TN 37210.

The conveyance of the above described parcel of land is subject to the following:

1. 2015 Metropolitan Nashville/Davidson County real property taxes, which are a lien but not yet due and payable.

2. Easements retained by the Metropolitan Government of Nashville and Davidson County as set forth in Bill No. 082-1106 in the Metro Clerk's Office for said County.

3. All matters shown on the ALTA/ACSM Land Title Survey by Steven C. Matthews, RLS No. 2352, of Dale & Associates, dated 2-23-15.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

* * *

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2015.

GILMORE FAMILY LIMITED PARTNERSHIP

By: Gilmore Investments, LLC, a Tennessee limited liability company, its General Partner

By: _____
Van Gilmore

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Van Gilmore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Chief Manager of Gilmore Investments, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at Nashville, Tennessee this 1st day of April, 2015.

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A – Map and Parcel 093-10-359

TRACT I: A certain lot on the west side of Fourth Avenue, South in the City of Nashville, Davidson County, Tennessee, beginning in the center of a three foot alley, passing between a brick house formerly belonging to Thomas T. Harrison and the frame house erected on the lot herein conveyed; running thence southwardly along the west margin of Fourth Avenue, South, 17 feet 9 inches to Jacob McGavock's lots, which was formerly the property of Mary C. Considine; thence at right angles to FourthAvenue, South 165 feet, westward to an alley; thence with said alley northward 17 feet 9 inches to a point opposite the beginning, thence eastward 165 feet to the beginning

TRACT II: A certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being a certain lot and the improvements thereon situated in the City of Nashville, Tennessee, and bounded and described as follows:

Beginning on the western margin of South Cherry Street, Nashville, Tennessee, at the northeastern corner of the seventy foot lot conveyed to Mrs. M. M. Todd by the other heirs of Jacob McGavock by deed recorded in Book No. 62, page 154, by the Register's Office for Davidson County, Tennessee; running thence westwardly along the northern line of said seventy foot lot, one hundred and sixty-five feet, more or less, to the back line of said lot; thence southwardly and parallel to Cherry Street, thirty-five (35) feet; thence eastwardly and parallel with the first line above described, one hundred and sixty-five (165) feet more or less, to Cherry Street; thence northwardly along the west margin of Cherry street, thirty-five (35) feet to the beginning, being the northern half of the seventy foot lot on South Cherry Street conveyed to Mrs. M. M. Todd as above stated, and being part of Lot A in the Barrow Grove Plan.

Being the same property conveyed to Gilmore Family Limited Partnership by deed from Van Gilmore of record in Instrument No. 20050119-0006657, Register's Office for Davidson County, Tennessee.

PARCEL B – Map and Parcel 093-10-360

Being a tract of land in Davidson County, Tennessee, more particularly described as follows, along with that portion of an alley as closed by Metro Ordinance Bill No. 082-1106.

Beginning on the westerly margin of 4th Avenue South formerly Cherry Street at the northeast comer of the property conveyed to Hannah Considine by deed from Thomas T. Harrison of record in Book 44, page 284, Register's Office for said County; thence with said Avenue northwardly 60 feet to the southerly margin of an alley; thence with the said alley westwardly 165 feet to the easterly margin of another alley; thence with the last mentioned alley southwardly 60 feet to the northwest comer of said Considine property; thence with the northerly line of same,

eastwardly 165 feet to the beginning.

Being the same property conveyed to Gilmore Family Limited Partnership by deed from Van Gilmore of record in Instrument No. 20050119-0006660, Register's Office for Davidson County, Tennessee.

Together with that portion of an alley abutting the above described property as closed by Metro Ordinance Bill No. 082-1106.

PARCEL C – Map and Parcel Nos. 093-10-361, 362, 363, 364 and 365

Contiguous tracts, or parcels of land, located at Fourth Avenue South and Peabody, Nashville, Davidson County, Tennessee, Tax Map Number 93-10, Parcels 361-365, inclusive, more particularly described as follows:

TRACT 1: A lot or parcel of land in South Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at the northwest comer of Fourth Avenue South, formerly Cherry Street, and the first alley south of Peabody Street; thence with the westerly margin of Fourth Avenue South, northwardly thirty feet to the southeast comer of the property conveyed to Elizabeth Mooney, by deed from Dora S. Currey, of record in Book 1011, page 389, Register's Office for said County; thence with Mooney's southerly line, westwardly 165 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly thirty feet to the northerly margin of another alley; thence with the said last mentioned alley, eastwardly 165 feet, more or less to the beginning.

TRACT 2: Land in Davidson County, Tennessee, described as follows:

BEGINNING at the southwest intersection of Fourth Avenue South and Peabody Street; thence with the westerly margin of Fourth Avenue South in a southerly direction 160 feet, more or less, to an iron pin in the northeast corner of property conveyed to Jean Gabrielson by deed from Posey Rose Scott, and huband, W. K. Scott, as of record in Book 1516, page 27, Register's Office for Davidson County, Tennessee, thence with the north line of said property westerly, parallel to Peabody Street 170 feet, more or less to the easterly margin of an alley; thence with margin of said alley, northerly 160 feet, more or less, to a point in the southerly margin of Peabody Street, said point being the southeasterly intersection of Peabody Street and said alley; thence with the southerly margin of Peabody Street, in a northeasterly direction 170 feet, more or less, to the point of beginning.

Being the same property conveyed to Gilmore Family Limited Partnership by deed from Van Gilmore of record in Instrument No. 20050119-0006658, Register's Office for Davidson County, Tennessee.