BILL GARRETT, Davidson County
Trans:T20150031875 DEEDQC
Recvd: 04/27/15 15:55 3 pgs
Fees:18.00 Taxes:3234.63
20150427-0037658

This instrument prepared by:

Waller Lansden Dortch & Davis, LLP
Morgan W. Jones, Esq.
511 Union Street, Suite 2700
Nashville, Tennessee 37219-1760

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
MFP Real Estate LLC 150 East 42nd Street New York, NY 10017	Same	Part of 082-13-0-321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $874,223.79.

Affiant

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 8th day of April, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: JULY 2, 2018

My Commission Expires: 7-2-2018

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("Grantor"), by these presents, does hereby quitclaim and convey to MFP REAL ESTATE LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee described on Exhibit "A", attached hereto and incorporated herein by reference, together with any and all other right, title and interest which Grantor may have in Lots 2 and 3 as shown on the Subdivision Plat of Sulphur Dell, of record as Instrument No. 20150414-0032948 in the Register's Office of Davidson County, Tennessee.

This is unimproved property on Third Avenue North, Nashville, Tennessee.

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

IN WITNESS WHEREOF, undersigned has hereunto set its hand on this the 23 day of March, 2015.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Steve Berry
Director of Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Steve Berry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Director of Public Property of The Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he as such Director of Public Property being authorized so to do, executed the within instrument for the purposes contained therein, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee.

Witness my hand and seal, at office this 23 day of March, 2015.

Lesia D. Hale
NOTARY PUBLIC

LESIA D. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: July 3, 2017

EXHIBIT "A"

Property Description

Tract I

Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 2 on the Plat of Sulphur Dell Ballpark, plat pending, and being more particularly described as follows;
Commencing at the intersection of the westerly right-of-way line of 3rd Avenue North and the southerly right-of-way line of Jackson Street;
Thence leaving the southerly right-of-way line of Jackson Street with the westerly right-of-way line of 3rd Avenue North, South 27 deg 05 min 18 sec East, 197.83 feet to a point, being the point of beginning;
Thence South 27 deg 05 min 18 sec East, 195.76 feet to an existing iron rod at a corner common with Lot 1 of said plat;
Thence leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of Lot 1, South 62 deg 32 min 39 sec West, 100.00 feet to an existing iron rod;
Thence North 27 deg 05 min 18 sec West, 195.15 feet to a point;
Thence with a line through Lot said Lot 2, North 62 deg 11 min 44 sec East, 100.01 feet to the point of beginning, containing 19,546 square feet (0.45 acres more or less).

Being part of the same property conveyed to Metro Government, as of record in Deed Instrument No. 201312200128866, at the Register's Office for Davidson County, Tennessee.

Tract II

Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 3 on the Plat of Sulphur Dell Ballpark, plat pending, and being more particularly described as follows;
Commencing at the intersection of the westerly right-of-way line of 3rd Avenue North and the southerly right-of-way line of Jackson Street;
Thence leaving the southerly right-of-way line of Jackson Street with the westerly right-of-way line of 3rd Avenue North, South 27 deg 05 min 18 sec East, 492.69 feet to an existing iron rod at a corner common with Lots 1 and 3 of said plat and being the point of beginning;
Thence South 27 deg 09 min 51 sec East, 17.44 feet to a point;
Thence leaving the westerly right-of-way line of 3rd Avenue North with a line through Lot 3 along a curve to the right with an arc length of 199.28, the radius of which is 530.34 feet, the central angle of which is 21 deg 31 min 46 sec, to a point on the southerly property line of Lot 1;
Thence with the southerly property line of Lot 1 along a curve to the left with an arc length of 144.42 feet, the radius of which is 722.36 feet, the central angle of which is 11 deg 27 min 18 sec, to an existing iron rod;
Thence North 62 deg 32 min 39 sec East, 67.08 to the point of beginning, containing 5,111 square feet (0.12 acres more or less).

Being part of the same property conveyed to Metro Government, as of record in Deed Instrument No. 201312200128866, at the Register's Office for Davidson County, Tennessee.