BILL GARRETT, Davidson County
Trans:T20150031875 DEEDQC
Recvd: 04/27/15 15:55 3 pgs
Fees:17.00 Taxes:0.00
20150427-0037659

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.
The Metropolitan Government of Nashville and Davison County Metropolitan Courthouse One Public Square, Suite 106 Nashville, TN 37201	Same Exempt	Part of 082-13-0-326 and 327

Conveyance to the Metropolitan Government of Nashville and Davidson County - EXEMPT from Tennessee Transfer Tax

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, MFP REAL ESTATE LLC, a Delaware limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey to THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("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 Lot 1 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 partially improved property on Jackson Street and Fourth Avenue North, Nashville, Tennessee.

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

[Signature Page Follows]

IN WITNESS WHEREOF, undersigned has hereunto set its hand on this the 14th day of April, 2015.

GRANTOR:

MFP Real Estate LLC,
a Delaware limited liability company

By: _____
Frank Ward, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank Ward, 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 President of MFP REAL ESTATE LLC, the within named bargainor, a Delaware limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 8th day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 7-2-2018

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

MY COMMISSION EXPIRES:
JULY 2, 2018

EXHIBIT "A"

Property Description

Tract I

Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 1 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 westerly right-of-way line of 3rd Avenue North with the southerly right-of-way line of Jackson Street, South 62 deg 39 min 41 sec West, 100.00 feet to a point, being the point of beginning, also being a corner common with Lots 1 and 2 of said plat;
Thence leaving the southerly right-of-way line of Jackson Street with the westerly property line of Lot 2, South 27 deg 05 min 18 sec East, 197.83 feet to a point;
Thence with a line through Lot 1, South 62 deg 11 min 44 sec West, 50.99 feet to a point;
Thence North 27 deg 24 min 26 sec West, 75.00 feet to a point;
Thence South 63 deg 23 min 57 sec West, 150.00 feet to a point;
Thence North 27 deg 21 min 12 sec West, 121.30 to a point on the southerly right-of-way line of Jackson Street;
Thence with the southerly right-of-way line of Jackson Street, North 62 deg 39 min 41 sec East, 201.64 feet to the point of beginning, containing 28,539 square feet (0.66 acres more or less).

Being part of the same property conveyed to MFP Real Estate, LLC., as of record in Deed Instrument No. 201312310131013, 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 1 on the Plat of Sulphur Dell Ballpark, plat pending, and being more particularly described as follows;
Commencing at the intersection of the easterly right-of-way line of 4th 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 easterly right-of-way line of 4th Avenue North, South 27 deg 21 min 12 sec East, 562.24 feet to a point being the point of beginning;
Thence leaving the easterly right-of-way line of 4th Avenue North with a line through Lot 1 along a curve to the left with an arc length of 172.33 feet, the radius of which is 530.34 feet, the central angle of which is 18 deg 37 min 03 sec to a point on the northerly property line of Lot 3;
Thence with the northerly property line of Lot 3 along a curve to the right with an arc length of 182.18 feet, the radius of which is 722.36 feet, the central angle of which is 14 deg 26 min 59 sec to an existing iron rod on the easterly right-of-way line of 4th Avenue North;
Thence with the easterly right-of-way line of 4th Avenue North North 27 deg 21 min 12 sec East, 68.78 feet to the point of beginning, containing 5,704 square feet (0.13 acres more or less).

Being part of the same property conveyed to MFP Real Estate, as of record in Deed Instrument No. 201312230128976, at the Register's Office for Davidson County, Tennessee.