BILL GARRETT, Davidson County
Trans:T20150031875 DEEDQC
Recvd: 04/27/15 15:56 3 pgs
Fees:17.00 Taxes:0.00
20150427-0037660

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	082-13-0-339.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

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

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

MY COMMISSION EXPIRES: JULY 2, 2018

NOTARY PUBLIC

My Commission Expires: 7-2-2018

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, HW NASHVILLE, LLC, a Tennessee limited liability company ("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 that certain tract or parcel 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 Lot 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 14th day of April, 2015.

GRANTOR:

HW NASHVILLE, LLC,
a Tennessee limited liability company

By: MFP Real Estate LLC, its sole member

By: _____
Frank Ward, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County 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 President of MFP Real Estate LLC, the sole member of HW Nashville, LLC, the within named bargainor, a Tennessee 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 MFP Real Estate LLC, as the sole member of HW Nashville, LLC, by himself as President.

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

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

_____
Notary Public

My Commission Expires: 7-2-2018

4844-8541-1106.1

EXHIBIT "A"

Property Description

Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 33 on Balch and Whiteside's Addition to Nashville, as of record in Minute Book D, Page 734, Circuit Court for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of 3rd Avenue North at a corner common with District Lofts, as of record in Instrument No. 200801040001256, at the Register's Office for Davidson County, Tennessee, said iron rod being approximately North 27 deg 09 min 51 sec West, 293.50 feet from the intersection of the westerly right-of-way line of 3rd Avenue North and the northerly right-of-way line of Harrison Street;

Thence leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of said District Lofts, South 62 deg 25 min 32 sec West, 173.42 feet to an existing iron rod at a corner common with MFP Real Estate, LLC, as of record in Instrument No. 201312230128976, at said Register's Office;

Thence with the property line of MFP Real Estate, LLC, North 27 deg 18 min 45 sec West, 175.27 feet to an existing iron rod;

Thence North 63 deg 15 min 27 sec East, 173.87 feet to an existing iron rod on the westerly right-of-way line of 3rd Avenue North;

Thence with the easterly right-of-way line of 3rd Avenue North, South 27 deg 09 min 51 sec East, 172.75 feet to the point of beginning, containing 30,215 square feet (0.69 acres more or less), containing 30,215 square feet or 0.69 acres, more or less, described according to ALTA/ACSM Survey, dated April 16, 2014, last revised August 5, 2014, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 522 West Iris Drive, Nashville, Tennessee 37204, File No. 13188.

Being part of the same property conveyed to HW Nashville, LLC, as of record in Deed Instrument Nos. 20140926-0089051 and 20140926-0089052, at the Register's Office for Davidson County, Tennessee.