ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
135 Second Avenue Associates LLC 222 4th Avenue N, Floor 2 Nashville, TN 37219-2152	New Owner	09306205800

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, 135 2nd Avenue North, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), by these presents does hereby quitclaim and convey to 135 Second Avenue Associates, LLC, a Tennessee limited liability company (hereafter referred to as the "Grantee"), certain tract or parcel of land in Davidson County, Tennessee, as follows:

See attached Exhibit A for legal description.

This is improved real property commonly known as 135 2nd Avenue N, Nashville, TN 37201.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 0.00 .

Affiant

(Subscribed and sworn to before me
(this 29th day of April, 2015.

Notary Public

(My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 3, 2017

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 29th day of April, 2015.

BILL GARRETT, Davidson County
Trans: T20150032577 DEEDQC
Recvd: 04/29/15 15:55 3 pgs
Fees: 17.00 Taxes: 0.00
20150429-0038464

135 2nd Avenue North, LLC, a Tennessee Limited Liability Company

By: _____
Paul McCulloch, Chief Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Paul McCulloch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Chief Manager of the 135 2nd Avenue North, LLC, a Tennessee Limited Liability Company and as such Chief Manager acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the 135 2nd Avenue North, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as Chief Manager.

Witness my hand and seal, at office in Nashville this 29th day of April, 2015.

_____
Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

EXHIBIT 'A'

LEGAL DECRIPTION

Land in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot 29 on the plan of the Original Town of Nashville, not of record, and more particularly described as follows:

BEGINNING in the westerly right-of-way of 2nd Avenue North (36.66 feet from the centerline) at the southeast corner of an existing building also known a 135 2nd Avenue North, said building corner being northwesterly 348.70 feet along said right-of-way from its intersection with the northerly right-of-way of Broadway; Thence, leaving said right-of-way of 2nd Avenue North with the face of said building and the northerly boundary line of the 131 2nd Avenue, LLC property, of record as Instrument No. 20070523-0061635 in the Register's Office of Davidson County, Tennessee, South 60 degrees 44 minutes 39 seconds West 88.38 feet to the southwest corner of said building on easterly margin of Alley No. 11 (width varies); Thence, with said margin and the west face of said building, North 28 degrees 24 minutes 09 seconds West 43.69 feet to the northwest corner of said building; Thence, with the north face of said building and the southerly boundary line of the Margaret Ann Warner property, of record as Instrument No. 20051230-0156580 in said Register's Office, North 60 degrees 42 minutes 00 seconds East 87.54 feet to the northeast corner of said building on said westerly right-of-way of 2nd Avenue North. Thence, with said right-of-way, South 29 degrees 30 minutes 29 seconds East 43.73 feet to the BEGINNING containing 0.09 acre or 3844.6 square feet.

This is the same property described in Title Commitment File Number 07-11-13153 dated December 17, 2007.

Being the same property conveyed to 135 2nd AVENUE NORTH, LLC, a Tennessee limited liability company, by deed from Lois F. Elliott and husband, James C. Elliott, dated January 15, 2008, and of record in Instrument No. 20080115000 4684, Register's Office for Davidson County, Tennessee.