STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 092-12-0
Parcel 053.00 & 054.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this the 14th day of May, 2015.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/18

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
**1900 Church Street, Suite 301, Nashville, Tennessee 37203**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| **1919 Investments, L.P.** | **"NEW OWNERS"** |
| (Name) | (Name) |
| **618 Church Street, Suite 200** | |
| (Street Address) | (Street Address) |
| **Nashville, Tennessee 37219** | |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

Davidson County DEEDQC
Recvd: 05/14/15 13:46 4 pgs
Fees:22.00 Taxes:0.00
**20150514-0044459**

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael D. Shmerling Partners, G.P., a Tennessee General Partnership,** hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its right, title and interest to **1919 Investments, L.P., a Tennessee Limited Partnership**, hereinafter called the "**Grantee**", its successors and assigns, in and to that property more fully described on **Exhibit "A"**, attached hereto.

Being part of the same property conveyed Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, LLC, by Special Warranty Deed from Charlotte Pike Redevelopment Group, LLC, a Tennessee limited liability company, of record in Instrument No.20030414-0049123, Register's Office for Davidson County, Tennessee.

Being property located at 326 & 328 20th. Avenue North, Nashville, Tennessee 37203.

Witness my hand this 14th. day of May, 2015.

**Michael D. Shmerling Partners, G.P,**
**a Tennessee General Partnership**

By:
Michael D. Shmerling,
Managing General Partner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Shmerling, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence ) and who upon his oath acknowledged himself to be the Managing General Partner of Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, the within named bargainor, and that he as such Managing General Partner of Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general Partnership by himself as, Managing General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 14th. Day of May, 2015.

Notary Public

PETER WEISS
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/2/2018

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Peter Weiss

State of Tennessee )
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/2018

Notary Public

DEE FILES KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

E X H I B I T "A"

LAND in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Twentieth Avenue North between Charlotte Avneue and Patterson Street, being Lots Nos. 5, 6, and 7 as shown on the plan of Peter Cartwright's Subdivison of record in Plat Book 57, Page 128, Register's Office for Davidson County, Tennessee, and Lots Nos. 90, 91, 92, 93, 94, 95, and part of 96 and 97, as shown on the plan of Murphy Land Company, Division "B", of record in Plat Book 161, Pages 126 and 127, Register's Office for Davidson County, Tennessee, and adjacent portion of closed alleys, being more particularly described according to a description provided by Ronald W. Ferguson, Tennessee Registered Land Surveyor No. 1972, dated December 14, 2001, and reinspected and updated April 2, 2003 and further described as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Twentieth Avenue North (50 foot right-of-way), at the southerly terminus of a curve return to the southerly right-of-way line of Charlotte Avenue (92 foot right-of-way);

THENCE, along said curve return with a curve to the right 27.70 feet to a new iron pin in the southerly right-of-way line of Charlotte Avenue, said curve having a central angle of 105° 49' 04", a radius of 15.00 feet, a tangent of 19.84 feet and a chord of North 26° 40' 39" East, 23.93 Feet;

THENCE, along the southerly right-of-way line of Charlotte Avenue, North 79° 35' 07" East, 240.70 feet to an iron pin in the northwesterly corner of property of 1915 Charlotte Developers of record in Deed Book 6712, Page 204, Register's Office for Davidson County, Tennessee, and corrected in Deed Book 7017, Page 860, said Register's Office;

THENCE, along the westerly line of said 1915 Charlotte Developers property, South 26° 15' 24" East, 147.40 feet to an iron pin in the northerly line of Alley Number 888 Closed by Metropolitan Council Bill No. 097-925;

THENCE, crossing said Closed Alley, South 26° 17' 01" East, 23.11 feet to a new iron pin in the southerly margin of said Closed Alley;

THENCE, along the southerly margin of said Closed Alley, North 63° 42' 59" East, 99.90 feet to a new iron pin in the northwesterly corner of Enoch L. Jones, et. ux. Property of record in Deed Book 6486, Page 219, Register's Office for Davidson County, Tennessee, and Deed Book 7759, Page 312, said Register's Office;

THENCE, along the westerly line of said Enoch L. Jones Property, South 25° 58' 40" East, 148.57 feet to an iron pin in the norhterly right-of-way line of Cartwright Street (40 foot right-of-way);

THENCE, along the northerly right-of-way line of Cartwright Street, South 63° 44' 17" West, 158.19 feet to the centerline of Alley Number 900 Closed by Metroolitan Council Bill Number 086-1545;

THENCE, along the centerline of said Closed Alley, South 26° 14' 10" East, 9.15 feet to an iron pin in the northerly line of property of Pavilion Investors, LLC of record in Instrument No. 20011002-0106172 , Register's Office for Davidson County, Tennessee;

THENCE, along said northerly line, South 63° 44' 56" West, 191.81 feet to an iron pin in the easterly right-of-way line of Twentieth Avenue North (50 foot right-of-way);

THENCE, along said right-of-way, North 26° 13' 50" West, 379.45 feet to the POINT OF BEGINNING containing 105,363 square feet, or 2.42 acres, more or less.

Included in the above legal description but specifically excluded from the conveyance herein, is that portion of the subject property conveyed to Ascend Federal Credit Union by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee General Partnership (the "Ascend Warranty Deed"), of record in Instrument No. 20121212-0114678, Register's Office for Davidson County, Tennessee, and specifically contained in the description contained in the Ascend Warranty Deed, as follows:

Being property located in Nashville, Urban Services District, Davidson County, Tennessee, being located between Cartwright Street and Charlotte Avenue (formerly Cedar Street) and along the westerly right of way of Nineteenth Avenue, said property being Parcel Nos. 57, 58, 59, 60, 62, 63, 64, 65, and 41 as shown on Davidson County Property Map 92-12, also being Lots 1, 2, 6, 7, 8, and 9 as shown on Lot No. 268 of the Boyd Home Tract Subdivision of record Plat Book 2, Page 102, Chancery Court, Davidson County Tennessee, Lot Nos. 5, 6, 7, and 8 of P.A. Cartwright Subdivision of Lot 269 Boyd Home Tract, (not of record) and one-half of Alley No. 888 and Alley No. 900 and being more particularly described according to an ALTA/ACSM Land Title Survey by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated December 10, 2012, as follows:
BEGINNING at a point in the southerly right of way of Charlotte Avenue (92-foot right of way) said point being the southwesterly curve return of Nineteenth Avenue (50-foot right-of-way);

THENCE leaving said southerly right of way with a curve to the right 19.32 feet, said curve having a central angle of 73°46'48", a radius of 15.00 feet, and a chord of S67°43'28"E, 18.01 feet to a point on the westerly right of way of Nineteenth Avenue;

THENCE with said westerly right of way of Nineteenth Avenue S30°41'15"E, 208.58 feet to a point in the northerly right of way of Cartwright Street (40-foot right of way);

THENCE with said northerly right of way of Cartwright Street S59°23'28"W 408.75 feet to the centerline of Alley No. 900 (closed by Metro Council Bill No. 086-1545);

THENCE with said centerline of Alley No. 900 (closed by Metro Council Bill No. 086-1545) N30°35'03"W, 90.87 feet to a point in the most southeasterly corner of property conveyed to 1919 Investments L.P. of record in Instrument No. 20060224-0021520, R.O.D.C.;

THENCE, continuing with said centerline of Alley No. 900 (closed by Metro Council Bill No. 086-1545) and an easterly line of 1919 Investments L.P. property, N30°35'03"W, 72.44 feet to the centerline intersection of Alley No. 900 (closed by Metro Council Bill No. 086-1545) and Alley No. 888 (closed by Metro Council Bill No. 097-925);

THENCE continuing with said 1919 Investments Property and the centerline of Alley No. 888 (closed by Metro Council Bill 097-925) N62°31'01"E, 59.04 feet to a point in the southeasterly corner of 1919 Investments Properties;

THENCE leaving said 1919 Investments Properties with the centerline of Alley No. 888 (closed by Metro Council Bill 097-925) the following calls:

N59°22'10"E, 159.62 feet;
S30°37'21"E, 4.78 feet;
N59°23'46"E, 117.70 feet to the southeast corner of Lot 3 of the Lot 268 Boyd Home Tract Subdivision of record in Plat Book 2, Page 102, Chancery Court;

THENCE continuing with the said easterly line, N30°37'21"W, 86.96 feet to an existing iron pin in the southerly right of way of Charlotte Avenue;

THENCE with said southerly right of way N75°14'18"E, 70.97 feet to the Point of Beginning;