WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15 - 1833

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance.

ADDRESS NEW OWNER:	M P Development, LLC 2609 Willow Branch Dr. Nashville TN 37217
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	Tract 1 and 2: 08116057300 Tract 3: 08116057200

BILL GARRETT, Davidson County
Trans:T20150075349 DEEDQC
Recvd: 09/03/15 12:31 2 pgs
Fees:13.00 Taxes:1383.80
20150903-0089976

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee General Partnership** (herein "Grantor") by these presents do hereby quitclaim and convey unto **M P Development, LLC, a Tennessee limited liability company**, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Tract 1: (1033 Jefferson Street, Nashville, TN 37208)

Land in Davidson County, Tennessee, being part of Lot No. 4 in B.W. Hall's addition to Nashville of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 45.5 feet on the southerly side of Jefferson Street and extends back between parallel lines with the westerly line of Lot No. 5, 150 feet, more or less, to an alley.

Tract 2: (1033 Jefferson Street, Nashville, TN 37208) (Formerly known as 1031 Jefferson Street, Nashville, TN 37208.)

Land in Davidson County, Tennessee, being the west one-half of Lot No. 5 of the B.W. Hall Plan, of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 25 feet on the southerly side of Jefferson Street and extends back between parallel lines 150 feet to an alley.

Tract 1: (1037 Jefferson Street, Nashville, TN 37208)

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 4 1/2 feet of Lot No. 4 on the Plan of B.W. Halls' Addition to Nashville of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee.

Said Tract, Lot 3 and the Westerly 4 1/2 feet of Lot 4 front together 54 1/2 feet on the Southerly side of Jefferson Street and run back between parallel lines 150 feet more or less to an alley in the rear.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, from M P Development, LLC, a Tennessee limited liability company, by Warranty Deed recorded on June 27, 2014, in Instrument No. 20140627-0056529, Register's Office for Davidson County, Tennessee.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of August 2015.

Exit Properties General Partnership,
By SRGTN, LLC, Partner

By: _____
Steven R. Griffith, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Steven R. Griffith, Managing Member of SRGTN, LLC, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Managing Member of SRGTN, LLC, Partner of Exit Properties General Partnership the within named bargainor, a general partnership, and that he as such Managing Member of SRGTN, LLC, Partner of Exit Properties General Partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Managing Member of SRGTN, LLC, Partner of Exit Properties General Partnership.

Witness my hand and official seal at office, this 27th day of Aug. 2015.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~$378,000.00~~ $374,000.00

_____
Affiant

Subscribed and sworn to before me this 1st day of September 2015.

_____
Notary Public
My Commission Expires _____

LYNN HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

1508-186