BILL GARRETT, Davidson County
Trans:T20150075715 DEEDQC
Recvd: 09/04/15 11:43 3 pgs
Fees:18.00 Taxes:5596.25
20150904-0090422

THIS INSTRUMENT PREPARED BY: EWB
BASS BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
E. Warner Bass 150 3rd Avenue South, Suite 2800 Nashville, TN 37201	SAME	11812006700

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Robert J. Walker ("Grantor") by these presents does hereby quitclaim and convey unto E. Warner Bass ("Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in and to the real property described on Exhibit A attached hereto, and being a one-half (1/2) undivided interest owned by Grantor as tenant in common in the land and building located at 201 Eugenia Avenue, Nashville, Davidson County, Tennessee.

The source of this description is the prior deed of record in Book 10530, page 573, Register's Office of Davidson County, Tennessee..

This is improved property known as: 2701 Eugenia Avenue, Nashville, TN 37211

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 31st day of August, 2015.

Robert J. Walker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ROBERT J. WALKER the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2015.

Sandra Carlton
Notary Public

My Commission Expires:

September 10, 2018

SANDRA CARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,512,500.00.

Robert J. Walker
Affiant

Subscribed and sworn to before me this 28th day of August, 2015.

Sandra Carlton
Notary Public

My Commission Expires:

September 10, 2018

14541797.1

SANDRA CARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

[Description of Land]

A tract or parcel of land lying and being situated in the First (formerly Sixth) Civil District of Davidson County, Tennessee, and being Lot No. 2 on the Plan of the resubdivision of Lot No. 1, Section 1, Lanco Industrial Subdivision, as of record in Plat Book 6200, page 122, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the west margin of Eugenia Avenue, said pin being the common front corner of Lots Nos. 2 and 1; thence with the common boundary line between said lots north 89° 44' 20" West 495.00 feet to an iron pin; thence North 00° 37' 40" East 284.46 feet to an iron pin; thence with a curve to the right having a radius of 478.34 feet, northeastwardly a distance of 48.30 feet to an iron pin; thence South 89° 22' 20" east 442.50 feet to a concrete monument; thence with a curve to the right having a radius of 49.89 feet, southeastwardly a distance of 78.37 feet to a concrete monument in the west margin of Eugenia Avenue; thence along the west margin of Eugenia Avenue South 00° 37' 40" west, 279.61 feet to the point of beginning.

Being the same property conveyed to E. Warner Bass, a 50% undivided interest as tenant in common, and Robert J. Walker, a 50% undivided interest as tenant in common, by Quitclaim Deed from Eugenia Warehouse Company, a Tennessee general partnership, of record in Book 10530, page 573, Register's Office of Davidson County, Tennessee.