ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
c/o GBT Realty Corporation 9010 Overlook Boulevard Brentwood, Tennessee 37027	10408012800 and 10408040100	Same as New Owner
This instrument prepared by: J. Keith Windle Bradley Arant Boult Cummings LLP 1819 Fifth Avenue North Birmingham, AL 35203 205.521.8000		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank**, an Alabama banking corporation and successor by merger to First American Bank of Nashville (the "**Grantor**"), hereby sells, assigns and quitclaims to **Village 21 Investment Partners, LLC**, a Georgia limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

This is improved property located at 1610 21st Avenue South, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150079010 DEEDQC
Recvd: 09/17/15 10:09 4 pgs
Fees:22.00 Taxes:0.00
20150917-0094379

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Brandy Gomez
Affiant

Subscribed and sworn before me this 16th day of September, 2015.

Nancy E Hopson
Notary Public
My Commission Expires:

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

1/3864340.1
0R0909-301535

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Warranty Deed this 14 day of September, 2015.

GRANTOR:

REGIONS BANK, an Alabama banking corporation and successor by merger to First American Bank of Nashville

By: _____
Name: Keith B. Pressley
Its: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, the undersigned, Kimberly A. Dunn, a Notary Public in and for the State and County aforesaid, personally appeared Keith B. Pressley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Regions Bank, an Alabama banking corporation, the within named bargainor, a Senior Vice President, and that as such Senior Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President.

WITNESS my hand and seal at office in Jefferson County, Alabama, this the 14th day of September, 2015.



_____
Notary Public

My Commission Expires: Jan. 24, 2018

Exhibit A
Property

Parcel 128 Description

A tract of land in the 17th District, Davidson County, Tennessee. Tact being bounded on the north by the remainder of Lot 115 of the University Place Subdivision as recorded in Plat Book 332, Page 145, Register's Office, Davidson County (RODC) also being the Hillsboro Food Festival, LP Tract as recorded in Book 9693, Page 145, RODC, on the east by the western Right of Way Alley (ROW) Number 922, on the south by the remainder of Lot 139 of the said University Place Subdivision also being Geoffrey B. Braiden Tract as recorded in Instrument Number 20120010089296, RODC and on the west by the eastern ROW of 21st Avenue South. Tract being described as follows:

POINT OF BEGINNING being an iron rod old on the eastern ROW of said 21 Avenue South and being the common line of the said Hillsboro Food Festival, LP Tract ; thence along said common line S 82° 11' 08" E 150.00 feet to an iron rod old with a cap; thence along said western ROW S 06° 30' 24" W 210.05 feet to an iron rod new; thence along the common line of the said Geoffrey B. Braiden Tract N 82° 11' 08" W 150.00 feet to an iron rod new; thence along said eastern ROW N 06° 30' 24" E 210.05 feet to the point of beginning.

Parcel 140 Description

A tract of land in the 17th District, Davidson County, Tennessee. Tact being bounded on the north and east by the southern and western Right of Way (ROW) of Blakemore Avenue , on the west by the eastern Right of Way Alley (ROW) Number 922 and on the south by the northern ROW of Wedgewood. Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the southwestern intersection of ROW of said Alley Number 922 and Wedgewood Ave; thence N 06° 30' 24" E 68.92 feet to an iron rod new; thence with the said southern and western ROW with a curve to the right having a central angle of an angle of 24° 28' 50", a radius of 234.00 feet, a length of 99.98 feet and having a chord bearing and distance of S 70° 12' 07" E 99.22 feet to an iron rod new; thence S 07° 53' 13" W 48.27 feet to an iron rod new; thence along said northern ROW N 82° 12' 14" W 95.43 feet to the point of beginning.

Parcel 146 Description

A tract of land in the 17th District, Davidson County, Tennessee. Tract being bounded on the north by the remainder of Lot 139 of the University Place Subdivision as recorded in Plat Book 332, Page 145, Register's Office, Davidson County (RODC) also being the First American Bank of Nashville Tract as recorded in Book 4611, Page 942, RODC, on the east by the western Right of Way Alley (ROW) Number 922, on the south by the northern ROW of Wedgewood and on the west by the eastern ROW of 21st Avenue South. Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the northeastern intersection of ROW of said 21 Avenue South and Wedgewood Ave; thence along said eastern ROW N 06° 30' 24" E 74.30 feet to an iron rod new; thence with common line of the said First American Bank of Nashville Tract S 82° 11' 08" E 150.00 feet to an iron rod new; thence along said western ROW S 06° 30' 24" W 74.28 feet to an iron rod new; thence along said northern ROW N 82° 11' 32" W 150.00 feet to the point of beginning.

Parcel 401 Description

A tract of land in the 17th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way Alley (ROW) Number 647, on the east by Lot 1 of the Resubdivision of Lots 1 and 2, Revision One and Two of the Blakemore Associates P.U.D. as recorded in Plat Book 8250, Page 198, Register's Office, Davidson County (RODC), on the south by the northern Right of Way (ROW) of Blakemore Avenue, on the west by the eastern Right of Way Alley (ROW) Number 922 and on the west by the eastern Right of Way Alley (ROW) Number 922. Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the southwestern intersection of ROW of said Alley Number 922 and Blakemore Ave; thence along said eastern ROW N 06° 30' 24" E 140.04 feet to an iron rod new; thence along

said southern ROW S 82° 10' 21" E 100.02 feet to an iron rod new; thence along the common line of said Lot 1 S 06° 30' 21" W 140.01 feet to an iron rod new; thence along said southern ROW N 82° 11' 08" W 100.03 feet to the point of beginning.