PREPARED BY:
BAKERS TITLE & ESCROW CORP.
3810 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue, Ste. 205 Nashville, Tennessee 37215 FTEC File No. 32186	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,368,000.00 Affiant Subscribed and sworn to before me, this 18th day of September, 2015. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff Estepp, LLC 713 51st Avenue North Nashville, TN 37209	Owner	Map and Parcel Nos.: 091 07 0 131 00 091 07 0 132 00 091 07 0 133 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John C. McLemore, Receiver for West Meade Decorating Co., Inc., in Case Nos. 13-161-II and 14-826-II in the Chancery Court for Davidson County, Tennessee, pursuant to an Order Granting Receiver's Motion to Sell being recorded simultaneously herewith ("Grantor") does hereby quitclaim, transfer and convey unto Jeff Estepp, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1105 51st Avenue North, 5101 Tennessee Avenue, and 5105 Tennessee Avenue, Nashville, Davidson County, Tennessee, 37209.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150080027 DEEDQC
Recvd: 09/21/15 10:51 3 pgs
Fees:18.00 Taxes:5061.60
20150921-0095571

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2015.

GRANTOR:

John C. McLemore, Receiver for
West Meade Decorating Co., Inc.,
in Case Nos. 13-161-II and 14-826-II in the
Chancery Court for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John C. McLemore, Receiver for West Meade Decorating Co., Inc., in Case Nos. 13-161-II and 14-826-II in the Chancery Court for Davidson County, Tennessee, the 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 18th day of September, 2015.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT A

Tract I

Land in Davidson County, Tennessee being the Southerly 100 feet of Lot Nos. 1002, 1004, 1008 and 1010 of Block No. 175 on Plan No. 1 West Nashville, as of record in Book 57, pages 74 & 75, Register's Office for said County.

Said parts of lots nos. 1002, 1004, 1006, 1008 and 1010 fronts 100 feet on the Westerly side of 51st Avenue North and runs back between parallel lines with the northerly margin of an alley 135 feet to a dead line.

Being the same property conveyed to G & J Properties, LLC, by Quitclaim Deed dated Febuary 11, 2008 from Carlton Guye, a married man and Carlene Judd, a married woman, of record in Instrument No. 20080211-0013754, Register's Office for Davidson County, Tennessee.

Tract II

Being the northerly 50 feet of Lots Nos. 1002, 1004, 1006, 1008 and 1010 of Block 175, Plan No. 1 West Nashville as of record in Book 57, Pages 74 and 75, Regtister's Office for said County.

Said part of Lots Nos. 1002, 1004, 1006, 1008 and 1010 fronts 50 feet on the westerly side of 51st Avenue North and runs back between parallel lines with the southerly margin of Tennessee Avenue, 135 feet to a dead line.

Being the same property conveyed to G & J Poperties, LLC, by Quitclaim deed dated February 11, 2008 from West Meade Decorating Company, Inc. of record in Instrument No. 20080211-0013755, Register's Office for Davidson County, Tennessee.

Tract III

Being Lot No. 1012 of Block No. 175 in Plan No. 1 of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1012 fronts 25 feet on the southerly side of Tennessee Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to West Meade Decorating Company, Inc., a Tennessee corporation by Quitclaim Deed dated June 2, 1999 from Jakie D. Cook and wife, Beverly Smith Cook of record in Book 11507, page 586, Register's Office for Davidson County, Tennessee.