THIS INSTRUMENT PREPARED BY:
Matthew T. Harris, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20150081431 DEEDQC
Recvd: 09/24/15 12:12 5 pgs
Fees:27.00 Taxes:0.00
20150924-0097219

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Eighth and Division Investments GP 125 12th Avenue North Nashville, TN 37203	Same
Map & Parcel Nos.: 105-020-277.00; 105-020-278.00; 105-020-279.00; 105-020-265.00; 105-020-266.00; 105-020-276.00; 105-020-280.00; 105-020-281.00; 105-020-267.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, BACAR HOLDINGS, INC., a Tennessee corporation ("Grantor") does hereby quitclaim and convey unto EIGHTH AND DIVISION INVESTMENTS GP, a Tennessee general partnership ("Grantee"), its successors and assigns, all of the right, title and interest in and to those certain tracts or parcels of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 912, 914 and 916 8th Avenue South, and 915, 917, 919, 921, 923 and 925 Bass Street, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of September, 2015.

BACAR HOLDINGS, INC.,
a Tennessee corporation

By: _____
J. David Baker, Secretary/Treasurer

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared J. David Baker, 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 Secretary/Treasurer of BACAR HOLDINGS, INC., a Tennessee corporation, the within named bargainor, and that he as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Secretary/Treasurer.

WITNESS my hand, at office, this 21st day of September, 2015.

Sandra Jean Abernathy
NOTARY PUBLIC

My Commission Expires: 7-2-18

SANDRA JEAN ABERNATHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this 23rd day of September, 2015.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

LEGAL DESCRIPTION

Tract 5

BEING A TRACT OF LAND IN DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 265, 266, AND 267 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 105-02, FURTHER BEING LOTS 7-9 OF THE FINAL PLAT ENTITLED BASS' SECOND ADDITION OF RECORD IN PLAT BOOK 21, PAGE 114. BEING BOUNDED ON THE SOUTH BY THE MICHAEL J. MORGAN PROPERTY OF RECORD IN INSTRUMENT NUMBER 20100924-0076184 RECORDS OFFICE FOR DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE EAST BY RIGHT-OF-WAY (R/W) OF ALLEY #402 (15' PUBLIC R/W), ON THE NORTH BY THE THOMAS L. STONE FAMILY TRUST OF RECORD IN DEED BOOK 9349, PAGE 571 (R.O.D.C.T.), AND ON THE WEST BY THE R/W OF EIGHT AVENUE SOUTH (PUBLIC R/W VARIES), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A IRON ROD (NEW) IN THE EASTERLY R/W MARGIN OF EIGHT AVENUE SOUTH BEING THE NORTHWEST CORNER OF THE SAID MORGAN PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 660,772.1959 AND AN EASTING OF 1,738,538.1813 (NAD83); THENCE LEAVING THE SAID MORGAN PROPERTY WITH THE R/W OF EIGHT AVENUE NORTH 01 DEGREES 57 MINUTES 57 SECONDS WEST, 150.47 FEET TO AN IRON ROD (NEW) BEING THE SOUTHWEST CORNER OF THE SAID STONE FAMILY PROPERTY; THENCE LEAVING THE SAID EIGHT AVENUE NORTH 88 DEGREES 02 MINUTES 03 SECONDS EAST, 158.95 FEET TO A 5/8" IRON ROD (OLD) IN THE R/W OF ALLEY #402; THENCE LEAVING THE SAID STONE FAMILY PROPERTY WITH THE SAID ALLEY SOUTH 01 DEGREES 32 MINUTES 32 SECONDS EAST, 150.48 FEET TO A 5/8" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID MORGAN PROPERTY; THENCE LEAVING THE SAID ALLEY SOUTH 88 DEGREES 02 MINUTES 03 SECONDS WEST, 157.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,834 SQUARE FEET OR 0.55 ACRES, MORE OR LESS.

Tract 6

BEING A TRACT OF LAND IN DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 276-281 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 105-02. , FURTHER BEING LOTS 19-25 OF THE FINAL PLAT ENTITLED BASS' SECOND ADDITION OF RECORD IN PLAT BOOK 21, PAGE 114 BEING BOUNDED ON THE SOUTH BY THE RICHARD H. WATTS FAMILY LIMITED PARTNERSHIP PROPERTY OF RECORD IN INSTRUMENT NUMBER 20080713-0078481 RECORDS OFFICE FOR DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE EAST BY RIGHT-OF-WAY (R/W) OF INTERSTATE 65 (PUBLIC R/W VARIES), ON THE NORTH BY THOMAS L. STONE FAMILY TRUST PROPERTY OF RECORD IN DEED BOOK 9349, PAGE 571, AND ON THE WEST BY THE R/W OF ALLEY #402 (15' PUBLIC R/W), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A ½" IRON ROD (OLD) IN THE EASTERLY R/W MARGIN OF ALLEY #402 BEING THE NORTHWEST CORNER OF THE SAID WATTS FAMILY PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 660,578.7592 AND AN EASTING OF 1,738,716.7604 (NAD83); THENCE LEAVING THE SAID WATTS FAMILY PROPERTY WITH THE R/W OF ALLEY #402 NORTH 01 DEGREES 31 MINUTES 28 SECONDS WEST, 100.07 FEET TO A 5/8" IRON ROD (OLD); THENCE NORTH 01 DEGREE 56 MINUTES 15 SECONDS WEST, 49.93 FEET TO A RAIL ROAD SPIKE (OLD); THENCE NORTH 01 DEGREE 35 MINUTES 21 SECONDS WEST, 200.00 FEET TO AN IRON ROD (NEW) BEING THE SOUTHWEST CORNER OF THE SAID STONE FAMILY PROPERTY; THENCE LEAVING THE SAID ALLEY #402 NORTH 87 DEGREES 55 MINUTES 09 SECONDS EAST, 108.93 FEET TO A ½" IRON ROD (OLD) IN THE WESTERLY R/W OF INTERSTATE 65; THENCE LEAVING THE SAID STONE FAMILY PROPERTY WITH THE R/W OF INTERSTATE 65 SOUTH 19 DEGREES 07 MINUTES 21 SECONDS EAST, 20.82 FEET TO A CONCRETE MONUMENT (OLD); THENCE SOUTH 11 DEGREES 40 MINUTES 10 SECONDS EAST, 293.18 FEET TO A CONCRETE MONUMENT (OLD); THENCE SOUTH 01 DEGREE 46 MINUTES 10 SECONDS EAST, 43.15 FEET TO A ½" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID WATTS FAMILY PROPERTY; THENCE LEAVING THE SAID INTERSTATE SOUTH 88 DEGREES 39 MINUTES 38 SECONDS WEST, 166.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 49,936 SQUARE FEET OR 1.15 ACRES, MORE OR LESS.

Tract 5 being the same property conveyed to Bacar Holdings, Inc., a Tennessee corporation from Buchanan Realty Company, a Tennessee corporation, formerly known as BuSum Realty Company by deed of record in Book 9158, Page 548, as corrected in Book 11177, Page 361, in the Register's Office for Davidson County, Tennessee, as to Tract 4, Tract 5 and Tract 6.

Tract 5 also being the same property conveyed to Bacar Holdings, Inc., a Tennessee corporation from Buchanan & Company, Inc., a Tennessee corporation successor by merger to Buchanan Realty Company, f/k/a BuSum Realty Company by deed of record in Instrument No. 201502270017310, in the Register's Office for Davidson County, Tennessee, as to Tract 1, Tract 2, and Tract 3.

Tract 6 being the same property conveyed to Bacar Holdings, Inc., a Tennessee corporation from Buchanan Realty Company, a Tennessee corporation, formerly known as BuSum Realty Company by deed of record in Book 9158, Page 548, as corrected in Book 11177, Page 361, in the Register's Office for Davidson County, Tennessee, as to Tract 4, Tract 5 and Tract 6.

Tract 6 also being the same property conveyed to Bacar Holdings, Inc., a Tennessee corporation from Grissom Group, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20040315002903 1, in the Register's Office for Davidson County, Tennessee, as to Tract 7.