Instrument Prepared by:

Hunter Kitchens, Esq.
421 Church Street
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20150081587 DEEDQC
Recvd: 09/24/15 15:45 4 pgs
Fees:22.00 Taxes:0.00
20150924-0097423

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
Roundabout Parking Partners, LLC 421 Church Street Nashville, Tennessee 37219	SAME	093-10-0-024.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLES E. COOKE**, an individual (hereinafter the "Grantor"), does hereby quitclaim and convey unto **ROUNDABOUT PARKING PARTNERS, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is unimproved property known as 417 8th Avenue South located in Nashville, Davidson County, Tennessee, 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of September, 2015.

CHARLES E. COOKE

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, Michele E. Bennett, a Notary Public of said County and State, personally appeared **CHARLES E. COOKE**, 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 and seal, at Office, this 22 day of September, 2015.

Michele E. Bennett
Notary Public

My Commission Expires: January 9, 2016

MICHELE E. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

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

AFFIANT

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

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/11/17

4817-2746-7048.3

EXHIBIT A
[LEGAL LAND DESCRIPTION]

LAND in Nashville, Davidson County, Tennessee and being described according to that certain Land Title Survey dated September 3/16 2015, by Kenneth D. Church, TN RLS 1004, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219, as follows:

Beginning at a set ½" diameter iron rebar with GS&P marking the point of intersection of the west right of way 8th Avenue and the north right of way of Lea Avenue, thence North 82 Degrees 24 Minutes 30 Seconds West, a distance of 133.62 feet to a set ½" diameter iron rebar with GS&P cap and in the westerly right-of-way line of Alley #115;

Thence with the right-of-way line of said Alley #115, the following two (2) calls and distances:

1. North 00 Degrees 36 Minutes 51 Seconds West, a distance of 125.93 feet to a set ½" diameter iron rebar with GS&P cap;

2. South 85 Degrees 02 Minutes 32 Seconds West, a distance of 35.83 feet (in pert with terminus of Alley # 115) to a set ½" diameter iron rebar with GS&P cap and a common corner with the Dismas Charities Properties, LLC (Tax Map 931, Parcel 34);

Thence in a northwesterly direction with the easterly line of the Dismas Charities property, the following three (3) calls and distances:

1. North 17 Degrees 32 Minutes 47 Seconds West, a distance of 50.10 feet to a found concrete monument;

2. North 62 Degrees 52 Minutes 06 Seconds East, a distance of 4.48 feet to a found iron rebar;

3. North 26 Degrees 59 Minutes 38 Seconds West, a distance of 48.75 feet to a set ½" diameter iron rebar with GS&P cap common corner of the Nashville Hospitality Capital Property (Tax Map 931, Parcel 25);

Thence with said line North 62 Degrees 38 Minutes 17 Seconds East, a distance of 68.20 feet to a found iron rebar in the westerly right-of-way of the 8th Avenue round-about;

Thence with said right-of-way, the following three (3) calls and distances:

1. A curve to the left, with a radius of 163.00 feet, a chord bearing and distance of South 25 Degrees 45 Minutes 28 Seconds East, 177.25 feet, and an arc length of 187.40 feet to a set ½" diameter iron rebar with GS&P cap;

2. A curve to the right, with a radius of 98.00 feet, a chord bearing and distance of South 48 Degrees 50 Minutes 42 Seconds East, 50.75 feet, and an arc length of 51.33 feet to a set ½" diameter iron rebar with GS&P cap;

3. A curve to the right, with a radius of 239.50 feet, a chord bearing and distance of South 20 Degrees 29 Minutes 51 Seconds East, 76.91 feet, and an arc length of 77.24 feet to the point of beginning;

Parcel containing 18,093.88 Square Feet or 0.42 Acres more or less.

Being part of the same property conveyed to Charles E. Cooke, married, by deed from David Hughes Rose, unmarried; John Sevier Herbert, married; Alva Louise Herbert, unmarried and Mary Rose Herbert, unmarried and filed for record as Instrument No. 20030506-0060369, in the Register's Office for Davidson County, Tennessee.