BILL GARRETT, Davidson County
Trans:T20150081765 DEEDQC
Recvd: 09/25/15 10:47 6 pgs
Fees:32.00 Taxes:0.00
20150925-0097598

This Instrument Was Prepared By:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
TBV, LLC **11 MUSIC CIRCLE SOUTH** **NASHVILLE, TN 37203**	**New Owner**	**104 12 0 079.00** **104 12 0 080.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **GREGORY L. POWELL,** by these presents does hereby quitclaim and convey unto **TBV, LLC,** its heirs and assigns, all of his right, title and interest in and to the tracts of land described in **EXHIBIT A**.

This is improved property known as **1910 and 1912 21st Avenue South, Nashville, TN 37212**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

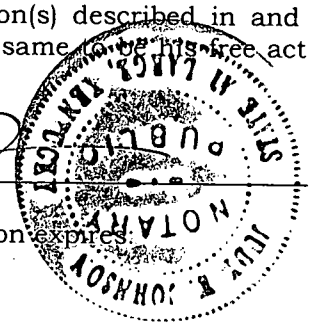
Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GREGORY L. POWELL

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ WARREN

On this 16th day of September, 2015, before me personally appeared **GREGORY L. POWELL** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 16th day of September, 2015.



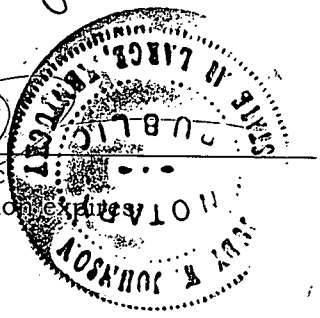
Notary Public
My commission expires:

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF WARREN

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

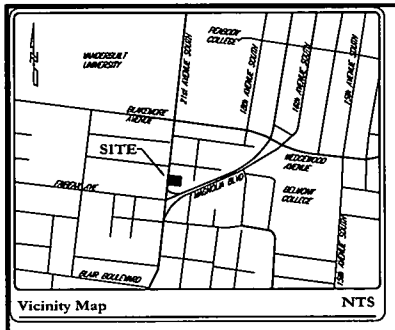
Affiant

Sworn to and subscribed before me this 16th day of September, 2015.



Notary Public
My commission expires:

EXHIBIT A



Vicinity Map NTS

GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS. BASED ON NAVD88 DATUM.
4. THE SUBJECT PARCELS CONTAINS 16,989.142 SQUARE FEET OR 0.39 ACRES OF LAND.
5. THE SUBJECT PROPERTY IS CURRENTLY ZONED MUN (MIXED USE NEIGHBORHOOD WITH OV-UZO (URBAN ZONING OVERLAY) AND OV-UDO (URBAN DESIGN OVERLAY) PER THE METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING: PARCEL REPORT.
6. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0218 F. PANEL NOT PRINTED.
7. THIS SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN.
8. THE ADDRESS OF THE SUBJECT PROPERTY IS 1910 & 1912 21ST AVENUE SOUTH, NASHVILLE, TN. 37212.
9. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
10. EASEMENTS EXSIING WITHIN FORMER ALLEY #922 HAVE BEEN RETAINED.
11. EASEMENT OF RECORD IN INSTRUMENT NO. 20050810-0094777, R.O.D.C.,TN IS A PERPETUAL AND PERMANENT EASEMENT APPURTENANT WHICH EASEMENT INCLUDES A LIMITED RIGHT OF ACCESS, INGRESS AND EGRESS FOR THE MAINTENANCE AND REPAIR OF A CONNECTING STRUCTURE BETWEEN THE BUILDINGS ON PARCELS 79 & 80. EASEMENT IS NOT PLOTTABLE.
12. 21ST AVENUE NORTH R.O.W. WIDTH TAKEN FROM SHOWN WIDTH IN INST.NO. 20080425-0042233, R.O.D.C.,TN. TAKING DOCUMENT(S) NOT FOUND.
13. PARCEL 79 IS SUBJECT TO AN EASEMENT AGREEMENT BETWEEN BELMONT UNITED METHODIST CHURCH AND GREG POWELL, OF RECORD IN _____, R.O.D.C.,TN

DEED REFERENCE

TO: GREGORY L. POWELL
RECORD: INSTRUMENT NO. 20150508-0042287, R.O.D.C., TENNESSEE

PLAT REFERENCE

LOT 77 ON MAP OF CHRISTOPHER & KIRKMAN ADDITION
RECORD: BOOK 57, PAGE 158, R.O.D.C., TENNESSEE

TAX MAP REFERENCE

BEING PARCEL 080 & 079 ON TAX MAP 104-12

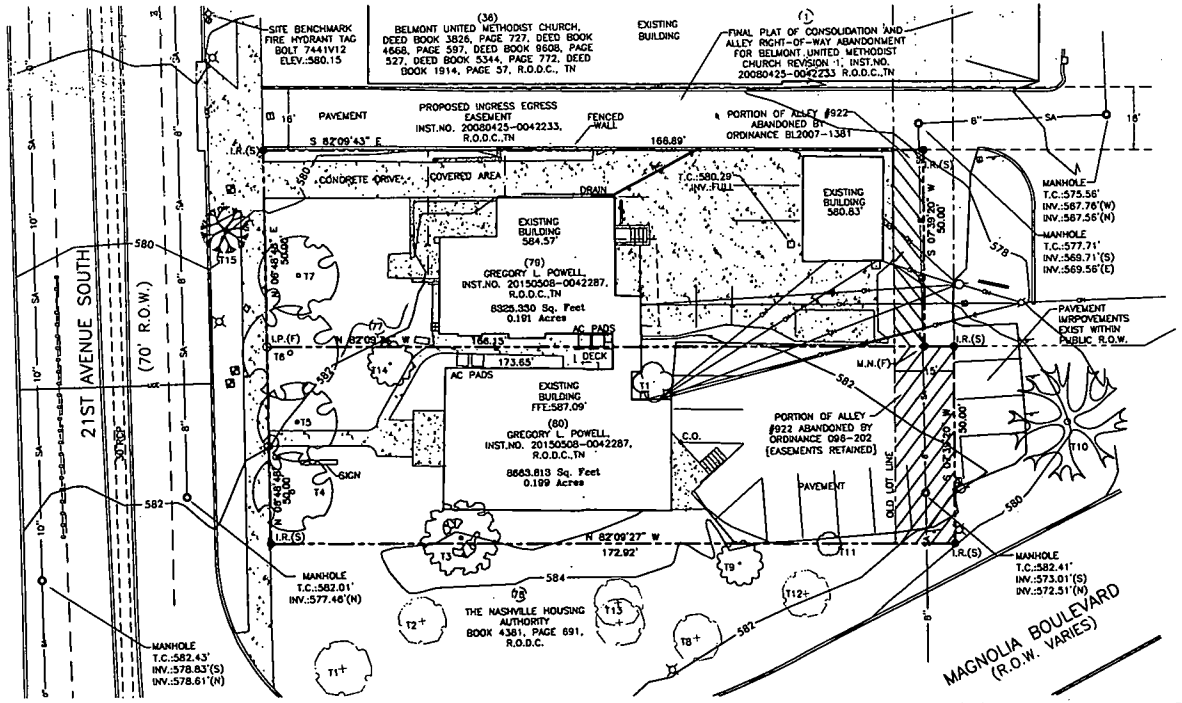
SURVEYOR'S CERTIFICATE

CERTIFY TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THE ROW TITLE & ESCROW, LLC, FIRST TENNESSEE BANK NA & TVB, LLC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.

CHRISTOPHER LYLE GOETZ TN RLS #2660 DATE

20 0 20 40
Scale 1" = 20'



LEGEND	
MAG NAIL (FOUND)	M.N.(F)
IRON PIPE (FOUND)	I.P.(F)
IRON ROD (SET)	I.R.(S)
FINISHED FLOOR ELEVATION	F.F.E.
SIGN	
ANCHOR	
ELECTRIC METER	
POWER POLE	
CLEAN OUT	
SANITARY MANHOLE	
INLET	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
GAS VALVE	
GAS METER	
TRAFFIC SIGNAL BOX	
COMMUNICATIONS BOX	
LOT NUMBER	
PARCEL NUMBER	
TREE	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITES	OH
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
SANITARY LINE	SA
GAS LINE	G
PLAT BEARING/DISTANCE	( )
CONCRETE	

TREES	
T1	10" DOGWOOD
T2	12" MAGNOLIA
T3	24" HACKBERRY
T4	24" OSAGE
T5	24" OSAGE
T6	36" OSAGE
T7	24" OSAGE
T8	12" MAGNOLIA
T9	12" MAPLE
T10	48" HICKORY
T11	6" MAGNOLIA
T12	12" MAGNOLIA
T13	12"x2 MAGNOLIA
T14	12" MAPLE
T15	12" GUM

Boundary & Topographic Survey

REVISIONS:
REV1: August 7, 2015
REV2: September 11, 2015
REV3: September 11, 2015
REV4: September 15, 2015

DATE: August 6, 2015

1910 & 1912 21st Avenue South

BEING PARCELS 080 & 079 ON TAX MAP 104-12
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #15228
SHEET NUMBER:
1
1 OF 1

Land situated in the 18th Council District of Davidson County, in the city of Nashville, Tennessee, being the southerly portion of Lot Number 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Commencing at the approximate intersection of the easterly margin of 21st Avenue South and the southerly margin of Acklen Avenue, thence in a southerly direction along the easterly margin of 21st Avenue South, an approximate distance of 326 feet to a 1" iron pipe, said pipe being the south westerly corner of Tract Two, as conveyed to Gregory L. Powell in Instrument Number 20150508-0042287 in said Register's office and the point of beginning for the herein described land;

Thence leaving said margin, South 82 degrees 09 minutes 34 seconds East, a distance of 173.65 feet to an iron rod set along the easterly margin of Alley Number 922, as abandoned by Ordinance 096-202, said corner being a southern corner of Lot 1 on the Final Plat of Consolidation and Alley Right-Of-Way Abandonment for Belmont United Methodist Church Revision 1 of record in Instrument 20080425-0042233, R.O.D.C.

Thence leaving said Lot and along the margin of Magnolia Boulevard South 07 degrees 39 minutes 20 seconds West, a distance of 50.00 feet to an iron rod set;

Thence continuing with said margin, North 82 degrees 09 minutes 27 seconds West, a distance of 172.92 feet to an iron rod set along the easterly margin of 21st Avenue South;

thence North 06 degrees 48 minutes 48 seconds East, a distance of 50.00 feet to a the point of beginning, having an area of 8663.81 square feet or 0.199 acres of land. Said land being Tract One, as conveyed to Gregory L. Powell by Quitclaim Deed from David A. Floyd, Jr. in Instrument 20150508-0042287 in the Register's Office for Davidson County, Tennessee. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based on survey work performed by Dale and Associates in August of 2015.

Land situated in the 18th Council District of Davidson County, in the city of Nashville, Tennessee, being the northerly portion of Lot Number 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Commencing at the approximate intersection of the easterly margin of 21st Avenue South and the southerly margin of Acklen Avenue, thence in a southerly direction along the easterly margin of 21st Avenue South, an approximate distance of 326 feet to a 1" iron pipe, said pipe being the northwesterly corner of Tract One, as conveyed to Gregory L. Powell in Instrument Number 20150508-0042287 in said Register's office and the point of beginning for the herein described land;

Thence along said margin, North 06 degrees 48 minutes 48 seconds East, a distance of 50.00 feet to a an iron rod set, said rod being the south westerly corner of lands conveyed to the Trustees of Belmont United Methodist Church of record in Deed Book 9608, Page 527, R.O.D.C. and further depicted as Lot 1 on the Final Plat of Consolidation and Alley Right-Of-Way Abandonment for Belmont United Methodist Church Revision 1 of record in Instrument 20080425-0042233, R.O.D.C.

Thence with the southerly line of said Lot 1, South 82 degrees 09 minutes 43 seconds East, a distance of 166.89 feet to an iron rod set in the center of Alley Number 922, as abandoned by Ordinance Number BL2007-1381;

thence continuing with said Lot and along the center of said Alley, South 07 degrees 39 minutes 20 seconds West, a distance of 50.00 feet to a Mag Nail;

thence leaving said Lot and with the aforementioned Tract One, North 82 degrees 09 minutes 34 seconds West, a distance of 166.15 feet to the point of beginning, having an area of 8,325.33 square feet or 0.191 acres of land. Said land being Tract Two, as conveyed to Gregory L. Powell by Quitclaim Deed from David A. Floyd, Jr., in Instrument 20150508-0042287 in the Register's Office for Davidson County, Tennessee. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based on survey work performed by Dale and Associates in August of 2015.