BILL GARRETT, Davidson County
Trans:T20150082193 DEEDQC
Recvd: 09/28/15 10:19 3 pgs
Fees:17.00 Taxes:0.00

20150928-0098088

QUITCLAIM DEED

This Instrument Prepared By
And After Recording Mail To:
Philip B. Whitaker, Jr.
Baker, Donelson Bearman, Caldwell & Berkowitz, P.C.
1800 Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450
(423) 756-2010

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

To the best of affiant's knowledge, the actual consideration for this transfer is:
$0.00.

LAURA MAE RAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

Affiant - Grantee's attorney

Subscribed and sworn to before me, this 25 day of September, 2015.

Notary Public
My Commission Expires: May 9, 2018

Address New Owner as Follows:	Send Tax Bills to:	Tax Map and Parcel Numbers:
McDaver Properties 5209 Linbar Drive, Suite 602 Nashville, Tennessee 37211	[same]	105-8-278

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars, ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Julian B. Baker, an individual ("***Grantor***"), does hereby transfer, release, remise, and quitclaim unto MCDAVER PROPERTIES, a general partnership ("***Grantee***"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land, together with all appurtenances and hereditaments thereto belonging, having an address of 411 Woodycrest Avenue, Nashville, Tennessee 37210 located in Davidson County, Tennessee and being more particularly described on Exhibit A hereto (the "***Property***").

This deed is intended to convey, and does hereby convey, to Grantee all interests of Grantor in the Property, whether pursuant to that certain Warranty Deed of record at Book 11146, Page 658 in the Register's Office of Davidson County, Tennessee or otherwise.

Grantor and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and neither the preparer nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of title to the property or the accuracy of any information contained herein.

WITNESS MY HAND, this 4th day of DECEMBER, 2014.

GRANTOR:

Julian B. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JEANETTE LORD a Notary Public in and for said State and County, JULIAN B. BAKER, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 4th day of DECEMBER, 2014

Notary Public

My Commission Expires: 1-23-2016

JEANETTE LORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

EXHIBIT A

LAND in the 6th Civil District of Davidson County,Tennessee, and described according to a copy of a survey made by Bruce Rainey & Assoc., Land Surveyors, dated October, 31, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Woodycrest Avenue, located 227.65 feet easterly from the iron pin at the curve at the intersection of Woodycrest Avenue and Lester Avenue; thence with said margin of Woodycrest Avenue easterly 69.83 feet to an iron pin; thence S00°15'00"E, 5 feet to an iron pin; thence easterly with said margin of said Woodycrest Avenue, 142.16 feet to an iron pin; thence S14°53'21"W, 5 feet to an iron pin; thence s. 72°29'10"E, 48.82 feet to an iron pin; thence N20°08'20"e, 15 feet to an iron pin; thence southeasterly with said margin of said Woodycrest Avenue, 237.25 feet to an iron pin; thence S45°03'19"e, 42.19 feet to an iron pin at the north margin of the Louisville and Nashville Railroad right-of-way; thence westerly with said margin of said Railroad right-of-way 287.00 feet to an iron pin; thence N12°20'23"W, 50 feet to an iron pin; thence S73°35'14"W, 248.83 feet to an iron pin; thence N00°41'50"E, 244.44 feet to the point of beginning, containing 1.93 acres, more or less.

Being the same property conveyed to William H. Emery and wife, Maxine Emery, by deed from VENTURE PROPERTIES, a partnership, of record in Book 6460, Page 771, Register's Office for Davidson County, Tennessee. Maxine Emery having since died.

Being the same property conveyed to Grantor by deed of record in Book 11146, Page 658, in the Register's Office of Davidson County, Tennessee.

No new survey made. The property description contained herein is the same as the property description found in prior title.