BILL GARRETT, Davidson County
Trans:T20150087746 DEEDQC
Recvd: 10/15/15 08:27 6 pgs
Fees:32.00 Taxes:0.00
20151015-0104719

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Trabue Triangle, LLC<br>2809 Hillsboro Road<br>Brentwood, TN 37027<br>Attn: John S. Sanders | Same | 092-12-0-490.00 |

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100th DOLLAR ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, VIRGINIA OSBORN (formerly known as Ginger Osborn Justus), REBECCA O. MARSHALL and MARGARET KEET (individually, each a "Grantor", and, collectively, the "Grantors"), hereby quitclaim and convey to TRABUE TRIANGLE, LLC, a Tennessee limited liability company, its successors and assigns (the "Grantee"), all of their right, title and interest in and to the real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

The is improved property located at 1615 Broadway, Nashville, Tennessee.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the undersigned Grantors have executed this Quitclaim Deed as of the 14th day of October, 2015.

**GRANTORS:**

Virginia Osborn (formerly known as Ginger Osborn Justus)

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, Virginia Osborn (formerly known as Ginger Osborn Justus), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2015.

Notary Public

My Commission Expires: 06/21/16

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

[*Additional Signature Pages Follow*]

Rebecca O. Marshall

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, Rebecca O. Marshall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2015.

Notary Public

My Commission Expires: 06/21/16

RANDEE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

[*Additional Signature Page Follows*]

Margaret Keet

Margaret Keet

STATE OF AR )

COUNTY OF Pulaski )

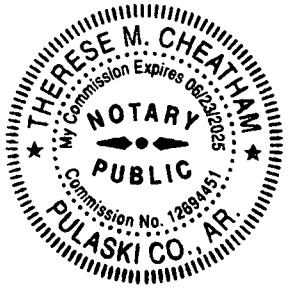
Personally appeared before me, the undersigned, a Notary Public, Margaret Keet, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 2015.

Therese M. Cheatham

Notary Public

My Commission Expires: 06/23/2025



STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer $0.00.

TRABUE TRIANGLE, LLC

By: _____

Name: John S. Sanders

Title: Manager

Sworn to and subscribed before me this 14 day of October, 2015

_____

Notary Public

My Commission Expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 234, 235 AND 236 ON McNAIRY'S PLAN OF WEST NASHVILLE LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 15, AND IN MINUTE BOOK "O", PAGES 135 AND 136, CHANCERY COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED AUGUST 7, 2015, JOB NUMBER 2015-301 AND PROCEEDING AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WEST END AVENUE, A 90-FOOT PUBLIC RIGHT-OF-WAY, AND BROADWAY (FORMERLY BROAD STREET), A 60-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1. WITH THE NORTHEASTERLY MARGIN OF BROADWAY, SOUTH 42 DEGREES 16 MINUTES 58 SECONDS WEST, 306.37 FEET TO A P.K. NAIL IN THE EASTERLY MARGIN OF 17TH AVENUE SOUTH (FORMERLY ADDISON STREET), A 50-FOOT RIGHT-OF-WAY; THENCE,
2. WITH THE EASTERLY MARGIN OF SAID 17TH AVENUE SOUTH, NORTH 30 DEGREES 07 MINUTES 27 SECONDS WEST, 143.17 FEET TO A P.K. NAIL (NEW) IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST END AVENUE; THENCE,
3. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST END AVENUE, IN A NORTHEASTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 951.00-FEET, A CENTRAL ANGLE OF 09 DEGREES 45 MINUTES 21 SECONDS, FOR AN ARC LENGTH OF 161.93 FEET TO A P.K. NAIL (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 28 MINUTES 55 SECONDS EAST, 161.73 FEET; THENCE,
4. NORTH 72 DEGREES 21 MINUTES 35 SECONDS EAST, 134.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,206 SQUARE FEET OR 0.510 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

The foregoing legal description was derived from a survey dated August 7, 2015, prepared by James G. Terry (RLS Tennessee License Number 2287) of James Terry & Associates, 2526 Meadowood Drive, Nashville, Tennessee 37217.

BEING THE SAME property conveyed to Ginger Osborn Justus, Rebecca O. Marshall and Margaret Keet, as to a one-half (1/2) undivided interest, by Deed of record in Book 6859, page 532, Register's Office for Davidson County, Tennessee.