(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150091860 DEEDQC
Recvd: 10/28/15 12:50 3 pgs
Fees:17.00 Taxes:0.00
20151028-0109710

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of October, 2015.

NOTARY PUBLIC

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

My Commission Expires: _____

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
14th Avenue North, LLC	SAME	092-04-0-318.00
804 14th Ave.N.		092-04-0-319.00
Nashville, TN 37203		092-04-0-320.00
		092-04-0-321.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **14th Avenue North, LLC,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **14th Avenue North, LLC,** Grantee. Said property conveyed herein is described as follows:

See attached Exhibit "A"

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. This conveyance is made to combine the above referenced tax parcels into one tax parcel.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22 day of October, 2015.

14th Avenue North, LLC

By: Shayne McCallie, Manager

MHH# 150531-JM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shayne McCallie, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of 14th Avenue North, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office, this 22 day of October, 2015.

Notary Public

My Commission Expires:



COMMISSION EXPIRES
JUNE 25, 2017

Exhibit "A"

Tract 1: Map-Parcel: 092-04-0-318.00

Land in DAVIDSON County, Tennessee, being Lots No. 5 and 6 on the Plan of Carter, Burge and Herriford's Subdivision of Lot 145 McNairy's Mansion House Tract of record in Plat Book 1, Page 47, Chancery Court at Nashville, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to 14th Ave North, LLC, a Tennessee limited liability company, by Warranty Deed from Cottage Partners, LLC, of record in Instrument No. 20151028-0109709, Register's Office for Davidson County, Tennessee.

Tracts 2, 3, 4: Map-Parcels: 092-04-0-319.00, 092-04-0-320.00, 092-04-0-321.00

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 2, 3, 4 and part of Lot 1 of the Barge Carter & Hereford Lots, as of record in Plan Book 1, Page 47, at the Chancery Court of Nashville and Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of CSX Transportation Railroad and the westerly right-of-way line of 14th Avenue North, 49.5 feet in width;

Thence leaving the westerly right-of-way line of 14th Avenue North, with the northerly right-of-way line of CSX Transportation Railroad, South 60 deg 04 min 37 sec West, 100.00 feet to an iron rod set;

Thence South 29 deg 59 min 53 sec East, 20.10 feet to an existing iron rod;

Thence South 60 deg 04 min 37 sec West, 300.00 feet to an existing iron rod, at a corner common with the property of Victor C. Smith, Jr. & Alberta S. Smith, as of record in Deed Book 9653, Page 685, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly property line of Victor C. Smith, Jr. & Alberta S. Smith, North 29 deg 59 min 53 sec West, 199.40 feet to an iron rod set in the southerly property line of Robert L. Link, as of record in Deed Book 7490, Page 553, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Robert L. Link, North 60 deg 04 min 37 sec East, 400.00 feet to an iron rod set in the westerly right-of-way line of 14th Avenue North;

Thence with the westerly right-of-way line of 14th Avenue North, South 29 deg 59 min 53 sec East, 179.30 feet to the POINT OF BEGINNING. Containing 77,750 square feet or 1.785 acres more or less.

Being part of the same property conveyed to 14th Avenue North, LLC, by Warranty Deed, from CRI, LLC, dated August 21, 2014, of record in Instrument No. 20140825-0077363, Register's Office for Davidson County, Tennessee. Corrected by Instrument No. 20150306-0019299, Register's Office for Davidson County, Tennessee.

150531-JM