This Instrument Prepared By:
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Nashville City Center
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Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150103144 DEEDQC
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Fees:22.00 Taxes:0.00
20151207-0122916

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
JDD Properties, LLC 321 Edwin Street Nashville, TN 37207	New Owner	71-7-190 71-7-220

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MMA PARTNERS, GP,** a Tennessee general partnership ("Grantor"), does hereby quitclaim and convey unto **JDD PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following parcels of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (collectively, the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 25th day of November, 2015.

[Signature page to Quitclaim Deed]

GRANTOR:

Ashonti T. Davis

Ashonti T. Davis, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Ashonti T. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner of MMA Partners, GP, a Tennessee general partnership, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained on behalf of the general partnership as such General Partner.

Witness my hand, at office, this 25, day of November, 2015.

Andrea P. Perry

NOTARY PUBLIC

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/8/2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

EXHIBIT A

Legal Description

Tract I

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1 on the Map of Trinity Heights, of record in Book 332, page 4, Registers Office for said County.

Said part of Lot No. 1 fronts 77 feet on the southerly side of Trinity Lane and extends back 93 feet on the easterly line and 95 feet on the westerly line with the easterly margin of Meridian Street to the northerly line of the property conveyed to Harry L. Denson, Jr. and wife, from B.C. Webb and wife, of record in Book 2452, page 130, said Registers Office, measuring 80 feet, more or less, thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 8493, PAGE 630, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Being the same property conveyed to MMA PARTNERS, GP, by deed of record Instrument No. 20151123-0118831, Register's Office of Davidson County, Tennessee.

Tract II

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 28 on the Map of Trinity Heights, T. W. Crutcher's Trustee's Subdivision of Lot No. 3 of the William White Lands, as of record in Book 332, Page 4, Register's Office for said County.

Said Lot No. 28 fronts 100 feet on the southerly side of Edwin Avenue, and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to MMA PARTNERS, GP, by deed of record Instrument No. 20151123-0118831, Register's Office of Davidson County, Tennessee.