**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

BILL GARRETT, Davidson County
Trans:T20150105591 DEEDQC
Recvd: 12/15/15 08:27 4 pgs
Fees:22.00 Taxes:0.00
20151215-0125766

# QUIT CLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| Uptown Investment Group, LLC<br>164 Rosa L. Parks Blvd.<br>Nashville, TN 37203 | Uptown Investment Group, LLC<br>164 Rosa L. Parks Blvd.<br>Nashville, TN 37203 | 09305402200 |

FOR AND IN CONSIDERATION as of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ROBERT A. BUTLER, JR.** and **JANIE RAY NIPPER BUTLER,** both residents of the state of Tennessee (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby quit claim, transfer and convey, unto **UPTOWN INVESTMENT GROUP, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described in **Exhibit "A"** attached hereto, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said property (collectively, the "Property") in FEE SIMPLE forever.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This conveyance is made solely for the purposes of conveying any and all ownership interest Grantor has in the Property. Title to said tract or parcel of land is to be held in the name of Grantee.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of December, 2015.

Robert A. Butler, Jr., by Robert A. Butler, as attorney in fact pursuant to Specific Limited Power of Attorney dated August 26, 2015.

Janie Ray Nipper Butler, by Robert A. Butler, as attorney in fact pursuant to Durable General Power of Attorney (Real Estate Included) dated August 26, 2015.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Robert A. Butler, Sr., the attorney in fact pursuant to Specific Limited Power of Attorney dated August 26, 2015, for Robert A. Butler, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 14th day of December, 2015.

My Commission Expires: _____

WILLIAM W. BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Robert A. Butler, Sr., the attorney in fact pursuant to Durable General Power of Attorney (Real Estate Included) dated August 26, 2015, for Janie Ray Nipper Butler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 14th day of December, 2015.

My Commission Expires: _____

WILLIAM W. BURTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

W. W. B

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me,
this 14th day of December, 2015.

W. W. B

NOTARY PUBLIC

My Commission Expires: _____

WILLIAM W. BURTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

**Exhibit "A"**

Legal Description of Property

Being a Parcel of land in the Central Business District, 19th Council-Manic District, Nashville, Davidson County, Tennessee. Being generally located southwest of Rosa L. Park Boulevard, north of Commerce Street, east of 9th Avenue North, and south of Church Street, and being more particularly described as follows:

BEGINNING at the southeasterly most corner of The Westview Condominiums as of record in master deed of record in Instrument No. 20050121-0008174, Register's Office of Davidson County, and in the westerly of the right-of-way of Rosa Parks Boulevard (78' Right-of-Way); THENCE, with said Rosa Parks, S 27° 18' 08" E, 87.36 feet to Smith House, LLC of record in Instrument No. 20051004-0119672, aforesaid records; THENCE, with said Smith House, LLC, S 62° 20' 33" W, 156.83 feet to northeasterly right-of-way of 9th Avenue North; THENCE, with said 9th Avenue North, N 27° 15' 43" W, 87.36 feet to said The Westview Condominiums southwesterly line; THENCE, with The Westview Condominiums N 62° 20' 33" E, 156.77 feet to the POINT OF BEGINNING and containing 13,698 Square Feet or 0.31 Acres, more or less.

All as shown on ALTA/ACSM land title survey prepared by Barge Waggoner Sumner & Cannon, Inc., bearing the seal and certification of Brad T. Thomas, Tennessee Registered Land Surveyor No. 2431, as file number 3624100, dated November 25, 2015, last revised December 1, 2015.

The above described property includes property conveyed to Robert A. Butler of record in Instrument No. 20000518-0050161, Register's Office of Davidson County, and Robert A., Jr. and Janie R. Butler of record in Book 5835, Page 804, aforesaid records, and Instrument No. 20021112-0140220, aforesaid records.

Address: 169 Rosa L. Parks Blvd., Nashville, TN 37203
175 Rosa L. Parks Blvd., Nashville, TN 37203

Tax ID No: 09305402200
09305402100