BILL GARRETT, Davidson County
Trans:T20150105982 DEEDQC
Recvd: 12/15/15 16:12 3 pgs
Fees:17.00 Taxes:0.00
20151215-0126182

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
JH102, LLC
5800 California Avenue
Nashville, TN 37209

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
082-07-0 085.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Building Masters, LLC, a Tennessee limited liability company, ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto JH102, LLC, a Tennessee limited liability company, and its successors, heirs and assigns. The real estate is described as follows:

Being part of the Southerly one-half of Hancock Street, between Meridian Street and the first alley West of same, shown on the Map of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office of Davidson County, Tennessee, as closed and relocated by Bill No. 69-829 of the Council of Nashville and Davidson County, Tennessee, and in the office of the Clerk of said Council and described according to a survey made by Barge, Waggoner & Sumner, Engineers, December 13, 1967 (Disposition Survey Parcel 505-CA) as follows:

Beginning on an iron pin in the Westerly margin of Meridian Street, also being in the center of Hancock Street and 25 feet South of the Southwest corner of Meridian and Hancock Streets, as shown on the Original Map; running thence with the Westerly margin of Meridian Street, South 7° 13' West 17.00 feet to an iron pin in the Northerly margin of Hancock Street, as relocated; thence with the Northerly margin of Hancock Street, as relocated, North 82° 47' West, 4.51 feet to an iron pin in the beginning of a curve and with said curve with a radius of 199.75 feet in a Northwesterly direction, a distance of 81.36 feet to an iron pin in the Northerly margin of Hancock Street, as relocated, same also being in center of Hancock Street as original shown on the Map; thence with the center line of same, South 83° 14' East 83.63 feet to the beginning.

Beginning at a point at the Northwest corner of Meridian Street and Hancock Street, thence North with the Western margin of Meridian Street 50 feet to a point; thence West and parallel with Hancock Street 174-1/2 feet to an alley;

thence South with said alley 50 feet to the North margin of Hancock Street; thence to the Northern margin of Hancock Street 174-1/2 fee to the beginning.

Being the same property conveyed to Building Masters, LLC by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County Tennessee, recorded on January 16, 2013 in Instrument No. 20130116-0005410, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

BECKY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me this the 15th day of December, 2015.

Julie Burns
Affiant

Becky Jones
Notary Public

My Commission Expires: 3-22-16

This is improved property known as 800 Meridian Street, Nashville, Davidson County, Tennessee 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of December, 2015.

Building Masters, LLC

By: _____

Printed Name: James Pfeffer

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JAMES PFEFFER**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Quitclaim Deed are true, and that he has the full power and authority to execute the foregoing Quitclaim Deed on behalf of Building Masters, LLC as the Chief Manager of Building Masters, LLC, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of Building Masters, LLC.

Witness my hand and official seal this 15th day of December, 2015.

Becky Jones
NOTARY PUBLIC

My Commission Expires: 3-22-16

