BILL GARRETT, Davidson County
Trans:T20150108576 DEEDQC
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Fees:32.00 Taxes:0.00
20151223-0129315

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Address New Owner(s):
1821 Jefferson Development, LLC
102 Woodmont Boulevard, Suite 244
Nashville, Tennessee 37205

Send Tax Bills to:
SAME

Map and Parcels:
Map 92-3
Parcels 230, 231, 232 and 233

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (hereinafter, the "Grantor"), does hereby quitclaim and convey unto 1821 JEFFERSON DEVELOPMENT, LLC, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain following described tract or parcel of land located in Davidson County, Tennessee, and the improvements located thereon, if any (hereinafter, the "Property"), to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is property known as 1819, 1821, 1901 and 1903 Jefferson Street, Nashville, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

By acceptance of this Quitclaim Deed, Grantee, for itself, its successors and assigns, covenants that, as covenants running with the land, (i) Grantee will comply with the terms and requirements of the Redevelopment Plan and the Development Agreement between Grantor and Grantee, dated July 23, 2015, (ii) Grantee shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental of the Property (or any portion thereof), or in the use or occupancy of the Property or any improvements erected or to be erected thereon, and (iii) until the Metropolitan Housing and Development Agency Tax Increment Revenue Note (1821 Jefferson Street Project), in the principal amount of $628,000.00, dated December ____, 2015 (the "TIF Note"), issued by Grantor for the benefit of Avenue Bank, a Tennessee bank (Avenue Bank, and its successors and assigns is referred to herein as the "Lender") has been repaid in full, Grantee shall not take or support any action or contest any assessment or imposition of property taxes on the

Property which would interfere with the ability of Grantor to meet its obligations under the TIF Note. Until the TIF Note has been repaid in full, Grantee hereby agrees not to contest or permit others to contest any prior assessment or imposition at or below the minimum amount required to enable Grantor to meet its tax increment obligations and shall not initiate or permit others to initiate any contest of any future assessment or imposition unless Grantee first obtains Grantor's and Lender's consent in writing. Any request for approval by Grantor or Lender shall set forth the basis of any proposed contest and Grantee's proposed valuation of the Property. All purchasers of the Property (or any portion thereof including residential and commercial condominium units, if any) within the Property and all other successors-in interest to Grantee shall be bound by these covenants, all of which shall run with the land and shall be binding upon Grantee and its successors and assigns, until the indebtedness evidenced by the TIF Note has been paid in full.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 21st day of December, 2015.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee

By: James E. Harbison
Name: James E. Harbison
Title: Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James E. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, a public body and body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Agency by himself as Executive Director.

Witness my hand and seal at my office in Nashville, Tennessee, this the 21st day of December, 2015.

Katherine W. Eidson
Notary Public

My Commission Expires: 1/11/2017

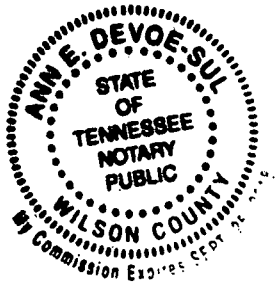
KATHERINE W. EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me this 22ND day of December, 2015.



Notary Public

My Commission Expires: 9/25/2018

EXHIBIT A

Tract No. I:
Land in Davidson County, Tennessee, being a part of Lot No. 4 in the Harding Lytle Tract, a plan of which is of record in Book 21, page 102, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Jefferson Street, 362 feet more or less, easterly from the easterly margin of 21st Avenue, North, being the northeast corner of a part of said Lot 4 conveyed by William R. Harding to Michael Holbrook and Green Garrett, by deed in Book 89, page 364, Register's Office for said County, running thence easterly with the southerly margin of Jefferson Street, 50 feet; thence southerly and parallel with Holbrook's and Garrett's east line, 181 feet, more or less, to the northerly margin of an alley; thence westerly with the northerly margin of said alley, 50 feet to Holbrook and Garrett's southeast corner; thence northerly with their easterly line, 181 feet, more or less, to the beginning.

Tract No. II:
Being part of Lot No. 4 of the Harding Lytle Tract, a plan of which is of record in Book 21, Page 102, Register's Office for said County, and described as follows:

Beginning at a point on the south side of Jefferson Street, 362 feet from the southeast corner of Jefferson Street and Tweed Street; thence westwardly with the southerly margin of Jefferson Street 37-1/2 feet to a point; the southwardly 181-1/2 feet, (erroneously referred to as 18-1/2 feet in vesting deed) more or less, to the line of Lot No. 5; thence eastwardly with the common line of Lots Nos. 4 and 5, 37-1/2 feet to a point; thence northwardly to the point of beginning.

Tract No. III:
Being part of Lot No. 4 of the Harding Lytle Tract, as of record in Book 21, Page 102, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Jefferson Street, 250 feet, more or less, east of the southeast corner of 21st Avenue North, formerly Tweed Street, and Jefferson Street; thence easterly with the southerly margin of Jefferson Street 40 feet to a point 290 feet east of the said southeast corner of 21st Avenue and Jefferson Street; thence southerly and at right angles with Jefferson Street, 180 feet, more or less, to the north margin of an alley; thence westerly with the north margin of said alley 40 feet; thence northerly 180 feet to the point of beginning.

Tract No. IV:
Land in Davidson County, Tennessee, being a lot fronting 25 feet on the south side of Jefferson Street in Nashville, Tennessee, and running back between parallel lines about 181 feet to an alley in the rear; it being composed of the lot fronting 23-1/2 feet on north side of Jefferson Street, which was deeded to Mitchell Holbrook by Green Garret August 31, 1892, of record in Book 170, Page 276, Register's Office for Davidson County, Tennessee, reference to which is here made for perfect description; and in addition to said 23-1/2 feet as above mentioned, we also convey a strip of land touching said 23-1/2 feet on the West, and being 1-1/2 feet on Jefferson Street and running back

between parallel lines about 181 feet to an alley or lot and said 1-1/2 foot strip is off the East side of the lot that Mitchell Holbrook and wife, now live on at No. 1903 Jefferson Street.

Tract No. V:
Being a portion of land being situated in the 21st Council District of Nashville, Davidson County, Tennessee, said portion of land being bounded on the north by southerly right of way line of Jefferson Street, being bounded on the east by Parcel 231 as shown on Tax Map 92-03, owners of record being Clarence Bunch as of record in Book 479, page 122, Register's Office, Davidson County, Tennessee, being bounded on the south by the northerly right of way line of Metro Alley Number 581, and being bounding on the west by Parcel 230 as shown on Tax Map 92-03, owners of record being 1821 Jefferson Street Development, LLC and being more particularly described as follows:

Commencing from an iron pin new, said pin being situated in the southerly right of way line of said Jefferson Street, said pin also being located approximately 250 feet from the easterly right of way line 21st Avenue North and being the northwest corner of said Parcel 230;

Thence, with the said right of way of Jefferson Street, North 81 deg 21 min 18 sec East, 40.00 feet to the point of beginning:

Thence, continuing with the said right of way line, North 81 deg 21 min 18 sec East, 9.83 feet to a point, said point being the northwest corner of said Parcel 231;

Thence, leaving said right of way line and with Parcel 231, South 09 deg 04 min 13 sec East, 180.00 feet a point in the said northerly right of way line of Alley Number 581;

Thence, with the said northerly right of way line, South 81 deg 21 min 18 sec West, 10.49 feet to a point, said point being the southeast corner of said Parcel 230;

Thence, leaving said right of way line and with Parcel 230, North 08 deg 51 min 34 sec West, 180.00 feet to the point of beginning.

Containing 1,828 square feet or 0.042 acres, more or less.

Tract Nos. I through V being the same property conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed from 1821 Jefferson Development, LLC, a Tennessee limited liability company, of record as Instrument No 20151223-0129315 said Register's Office.