BILL GARRETT, Davidson County
Trans:T20150110441 DEEDQC
Recvd: 12/31/15 11:39 2 pgs
Fees:12.00 Taxes:0.00
20151231-0131555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 31st day of December, 2015.

Notary Public

My Commission expires: March 1, 2017

DEGREE J.C. GOFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

MY COMMISSION EXPIRES:
MARCH 01, 2017

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Peabody Street, LLC
2319 Crestmoor Road
Nashville, TN 37215

Send Tax Bills to:

Peabody Street, LLC
2319 Crestmoor Road
Nashville, TN 37215

Map-Parcel Numbers:

093-10-0/187.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Smith Investment Group, a Tennessee general partnership, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Peabody Street, LLC, a Tennessee limited liability company, its successors and assigns, the entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 49 and 50 on the map of Wilson Springs Property, of record in Book "G", page 230, of the Chancery Court at Nashville. Said lots adjoin and front together 77 feet on the northerly side of Peabody Street and run back between lines, 123 feet on the west line of Lot 49 and 107½ feet on the east line of Lot No. 50, along the westerly margin of an alley, to a dead line in the rear on which it measures 74 feet.

Also being a part of Lot No. 48 of the "Wilson Spring Plan," beginning at a point on the northern line of McEwen (or Peabody) Street, which point is seventy-seven (77) feet westwardly from the northwest corner of said street and an alley; which is the first alley intersecting said street westwardly from the intersection of said McEwen (or Peabody) street westwardly thirty (30) feet [now forty (40) feet, see below) and running back between parallel lines, the eastern one of said lines being one hundred twenty-three (123) feet long and the western one of said lines being one hundred thirty-two (132) feet long, and being the "Third Tract" described in a deed from A.M. Loveman et als to A. M. Loveman et al. recorded November 30, 1935, Book No. 980, pages 500-504, Register's Office for Davidson County, Tennessee.

This conveyance specifically includes all of Lot 48 on the Map of Wilson Springs Subdivision, as of record in Minute Book "G", Page 230, of the Chancery Court for said County at Nashville because the public access to the alley that is the western 10' of Lot 48 was abandoned prior to the conveyance to Madison Smith by deed from Maryland Realty Company of record in Deed Book 6005, page 453, Register's Office of Davidson County, Tennessee, and openly used privately by the Grantor and its predecessors in interest after public use was abandoned.

BEING part of Tract II of the same property conveyed to Smith Investment Group, L.P., a Tennessee limited partnership, by deed from Smith Investment Management, Inc., a Tennessee corporation, of record in Book 10307, page 258, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Smith Investment Group by Smith Investment Group, L.P. by Quitclaim Deed dated November 6, 2015, of record as Instrument Number 20151109-0113536, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 612 Peabody Street, Nashville, TN 37203

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31ST day of December, 2015.

Smith Investment Group, a Tennessee general partnership

Shelby Madison Smith, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Shelby Madison Smith, with whom I am personally acquainted, and who acknowledged that he is the Managing Partner of Smith Investment Group, a Tennessee general partnership, and is authorized to execute this instrument on behalf of the partnership and that as such he executed this instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee this 31ST day of December, 2015.

Notary Public

My Commission expires: March 1, 2017

DESIREE J.C. GOFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES: MARCH 01, 2017

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.