Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MPA Imaging Associates, LLC 20 Burton Hills Blvd., Suite 100 Nashville, TN 37215	092-11-0-201.00	Same as New Owner
This instrument prepared by: Waller Lansden Dortch & Davis, LLP (Calk) 511 Union St., Suite 2700, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OIA REALTY HOLDINGS, LLC,** a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **MPA IMAGING ASSOCIATES, LLC,** a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, Tennessee, being more particularly described in **EXHIBIT A,** which is attached hereto and incorporated herein by reference, together with (i) all claims, actions, rights, easements, interests, privileges, tenements, hereditaments and riparian rights appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (all of the foregoing being hereinafter collectively referred to as the "Property").

This is improved property located at 337 22nd Ave. North, Nashville, TN 37203.

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

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 30th day of December, 2015.

BILL GARRETT, Davidson County
Trans:T20160000160 DEEDQC
Recvd: 01/04/16 10:04 4 pgs
Fees:22.00 Taxes:0.00
20160104-0000175

OIA REALTY HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Name: Perry Baker
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared PERRY BAKER, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Secretary of OIA REALTY HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said PERRY BAKER as such Secretary.

WITNESS my hand and seal at office in Franklin, Tennessee, this the 30th day of December, 2015.

NOTARY PUBLIC

My Commission Expires:

1/8/19



STATE OF TENNESSEE)
COUNTY OF DAVIDSON_____)

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

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 3-19-19

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: MARCH 19, 2019

EXHIBIT A

Legal Description

All that tract or parcel of land lying and being in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being bounded on the East by Twenty-Second Avenue North, on the south by Wanda B. High, on the West by Alley No. 903 and on the North by Leslie Avenue, and being more particularly described according to a survey by R. Scott Cherry (Tenn. No. 1512), Cherry Land Surveying, 700 Craighead Street, Suite 204, Nashville, Tennessee 37204 as follows:

BEGINNING at an iron pin, being the intersection of the South right-of-way line of Leslie Avenue and the west right-of-way line of Twenty-Second Avenue North; Thence, with the West right-of-way line of Twenty-Second Avenue North, South 31 deg 13 min 42 sec East, 164.00 feet to an iron pin in the West right-of-way line of Twenty-Second Avenue North and being a corner common with Wanda B. High; Thence, with Wanda B. High, South 58 deg 52 min 51 sec West 174.75 feet to an iron pin in the east right-of-way line of Alley No. 903 and being a corner common with Wanda B. High; Thence, with the East right-of-way line of Alley No. 903, North 31 deg 13 min 42 sec West, 154.00 feet to an iron pin in the South right-of-way line of Leslie Avenue; Thence, with the South right-of-way line of Leslie Avenue, North 58 deg 53 min 51 sec East, 174.75 feet to the point of beginning; Containing 26,911 square feet or 0.618 acres, more or less.

Being a part of Lot Nos. 144, 145, 146, Block 11, Plan of the Murphy Land Company, Division "B", as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by Quitclaim Deed dated March 11, 2011, recorded as Instrument #20110314-0019868, Register's Office for Davidson County.

Property Address: 337 22nd Ave. North, Nashville, TN 37203

Property Tax Identification: 092-11-0-201.00