QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$8,000,000.00~~ $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

L-LM-15-114

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
114 RE Investment, LLC	**New Owner**	
(NAME)	(NAME)	
5901 California Avenue		**09309010500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACE S. ALLEN, DANIEL R. SCOGGIN, TRUSTEE OF THE DANIEL R. SCOGGIN TRUST DATED JANUARY 15, 2002, WALTER S. HENRION, III AND LINDA N. CHASE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **114 RE INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land in the 19th Council District of Davidson County, Tennessee, generally described as east of and adjacent to George L. Davis Boulevard/Interstate 40, south of and adjacent to Grundy Street, and north of Alley #237, said parcel also being a portion of Lots 236 & 237 of the Map of McNairy's Plan of West Nashville of record in Chancery Book 1, Page 15,(Metro Archives) Chancery Court for Nashville, Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at a scribe old (a drilled hole in sidewalk), said scribe being South 79°29'13" East for a distance of 35 feet, more or less, from the centerline intersection of said Grundy Street and said George L. Davis Boulevard, said scribe also bearing Tennessee State Plane Coordinates with a northing of 664825.69 and an easting of 1735443.15 North American Datum 83/Grid North, said pin also being at the intersection of the eastern right of way of said George L. Davis Boulevard/Interstate 40 and the southern right of way of said Grundy Street, said scribe also being the northwestern corner of the herein described parcel.

Thence with the southeastern right of way of said Grundy Street, North 50°02'29" East for a distance of 100.66 feet to a magnetic nail found (stamped #1941), said nail being the western corner of Grundy Street Trust Property as recorded in Instrument 20140815-0073894, RODCT, said nail also bearing Tennessee State Plane Coordinates with a northing of 664890.34 and an easting of 1735520.31 North American Datum 83/Grid North, said nail also being the northern corner of the herein described parcel;

Thence leaving said right of way and with the western boundary line of said Grundy Street Trust Property, South 27°36'16" East for a distance of 172.01 feet to a point, said point being the northeastern corner of the Matthew Simms property as recorded in Instrument No. 20120131-0008839, RODCT, said point also bearing Tennessee State Plane Coordinates with a northing of 664737.91 and an easting of 1735600.02 North American Datum 83/Grid North, said point also being the southeastern corner of the herein described parcel;

Thence with the northern boundary line of said Matthew Simms property, South 62°41'40" West for a distance of 100.15 feet to an iron pin old (a ¼" rebar), said pin being the western corner of said Matthew Simms property, said pin also bearing Tennessee State Plane Coordinates with a northing of 664691.96 and an easting of 17355511.02 North American Datum 83/Grid North, said pin also being on the eastern right of way of said George L. Davis Boulevard/Interstate 40, said pin also being the southwestern corner of the herein described parcel.

Thence with said right of way, North 26°54'34" West for a distance of 149.96 feet to the point of beginning, said parcel containing 15,966 Square Feet or 0.366 Acres, more or less as surveyed on August 17, 2015 by Clint T. Elliott, RLS # 2347.

BILL GARRETT, Davidson County
Trans:T20160000935 DEEDQC
Recvd: 01/05/16 15:59 5 pgs
Fees:27.00 Taxes:0.00

20160105-0000994

Being the same property conveyed to Daniel R. Scoggin, Walter S. Henrion, III and Charles E. Allen, as tenants in common by Warranty deed from James William Parker, III, an unmarried person of record in Book 5363, page 45, Register's Office for Davidson County, Tennessee, dated November 8, 1978 and recorded on November 13, 1978. Charles E. Allen having since died.

Being the same property conveyed to Grace S. Allen, The Surviving Spouse of Charles E. Allen and Sole Heir by Quitclaim deed from Grace S. Allen, as the Executrix of the Estate of Charles E. Allen, deceased of record in Instrument No. 20150121-0005785, Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 21, 2015.

Being the same property conveyed to Grace S. Allen by Quitclaim deed from Grace S. Allen, Trustee of the Allen Family Trust and Grace S. Allen, Trustee of the Marital Trust of record in Instrument No. 20160105-0000991, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel R. Scoggin, Trustee of the Daniel R. Scoggin Trust dated January 15, 2002, which is a revocable trust by Quitclaim deed from Daniel R. Scoggin, as tenant in common of record in Instrument No. 20090116-0004360, Register's Office for Davidson County, Tennessee, dated December 1, 2008 and recorded on January 16, 2009.

Being the same property conveyed to Daniel R. Scoggin, Trustee of the Daniel R. Scoggin Trust dated January 15, 2002 and Linda N. Chase by Quitclaim Deed from Daniel R. Scoggin, Trustee of the Daniel R. Scoggin Trust dated January 15, 2002 of record in Instrument No 20160105-0000992, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- 2016 County Taxes which have been prorated and assumed by Grantee.
- Plan of record in Chancery Book 1, Page 15, Chancery Court for Nashville, Tennessee.
- Memorandum of Lease Agreement of record in Instrument No. 20040202-0012507, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **114 George L. Davis Boulevard, Nashville, Tennessee 37203**.

Witness my hand this the 4th day of January, 2016.

Grace S. Allen

Grace S. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRACE S. ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2016.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my hand this the 31st day of December, 2015.

Daniel R. Scoggin Trust

Daniel R. Scoggin, Trustee

STATE OF CALIFORNIA

COUNTY OF IMPERIAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL R. SCOGGIN, TRUSTEE of the DANIEL R. SCOGGIN TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 31 of DECEMBER 2015.

Carole A. Steward
Notary Public

My Commission Expires: 1-12-17

CAROLE A. STEWARD
COMM. # 2002077
NOTARY PUBLIC • CALIFORNIA
IMPERIAL COUNTY
Comm. Exp. JAN. 12, 2017

Witness my hand this the 30 day of Dec, 2015.

Walter S. Henrion, III

ANITA PHOEBE MIRRO
Notary Public
State of Texas
Comm. Expires 10/10/2019

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER S. HENRION, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of Dec, 2015.

Notary Public

My Commission Expires: 10-10-19

Witness my hand this the 30th day of December, 2015.

Linda N. Chase

Linda N. Chase

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA N. CHASE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2015.

MAHDI SUTTMEIER NOTARY PUBLIC EXPIRES GEORGIA June 29, 2019 FULTON COUNTY

Notary Public

My Commission Expires: 06/29/2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212