BILL GARRETT, Davidson County
Trans:T20160004851 DEEDQC
Recvd: 01/19/16 14:51 4 pgs
Fees:22.00 Taxes:0.00
20160119-0005321

Instrument Prepared by:

C. Hunter Kitchens, Esq.
421 Church Street
Nashville, TN 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Cohen Building Partners, LLC 421 Church Street Nashville, Tennessee 37219	SAME	093-06-1-086.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PREMIER PARKING OF TENNESSEE, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), does hereby bargain, sell, remise, release, transfer, quitclaim and convey unto **COHEN BUILDING PARTNERS, 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 those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A and Exhibit B, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

Exhibit A is improved property known as 421 Church Street located in Nashville, Davidson County, Tennessee, 37219. Exhibit B is improved property known as 417 Church Street located in Nashville, Davidson County, Tennessee, 37219.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2016.

PREMIER PARKING OF TENNESSEE, LLC,

By: R. Ryan Chapman
Its: President

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, April Ruberto, a Notary Public of said County and State, personally appeared R. RYAN CHAPMAN, with whom I am personally acquainted, and who acknowledged that he is the President of PREMIER PARKING OF TENNESSEE, LLC, and who further acknowledges that he is authorized to execute the within instrument on behalf of PREMIER PARKING OF TENNESSEE, LLC and for the purposes therein contained.

Witness my hand and seal, at Office, this 13th day of January, 2016.

April Ruberto
Notary Public

APRIL LINN RUBERTO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

My Commission Expires: 7.8.2019

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 13th day of January, 2016.

April Ruberto
Notary Public

APRIL LINN RUBERTO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

My Commission Expires: 7.8.2019

4841-7593-0412.2

EXHIBIT A
LEGAL LAND DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Sixth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Church Street between Fourth Avenue North and Fifth Avenue North and being more particularly described as follows:

Beginning at a point in the southerly margin of Church Street, said point being easterly 102.86 feet from the easterly margin of Fifth Avenue North; thence, with said margin, North 59 degrees, 30 minutes, 52 seconds East 28.05 feet to a point; thence, leaving said margin, South 29 degrees, 56 minutes, 41 seconds East, 140.13 feet to a point; thence, South 60 degrees, 03 minutes, 01 seconds, West 28.37 feet to a building corner; thence, North 29 degrees, 48 minutes, 35 seconds West 139.87 feet to the point of beginning, containing 3,950 square feet, or 0.09 acres more or less.

Described according to an ALTA/ACSM Land Title Survey, dated June 10, 2005, last revised May 24, 2010, prepared by Brad Tyson Thomas, Tennessee No. 2431, Barge Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201.

Being the same property conveyed to Premier Parking of Tennessee, LLC, by deeds of record in Instrument Nos. 20100701-0051810 and 20100701-0051811, Register's Office for Davidson County, Tennessee.

Less and except:

Less and Except that certain Air Rights Reservation as set forth in Instrument No. 20000815-0080915, Register's Office for Davidson County, Tennessee.

EXHIBIT B
LEGAL LAND DESCRIPTION

Real propelty in Davidson County, Tennessee, being Unit CU-2, together with the appurtenant interest in the common elements of Viridian, a Condominium, a horizontal propelty regime established by Master Deed of record as Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee, as amended by that celtain Addendum to Master Deed of record as Instrument No. 20061004-0122834, and Instrument No. 20070711-0082578, and Attorney's Certificate of record in Instrument No. 20061004-0122836, in the Register's Office for Davidson County, Tennessee, and as fmther amended by Second Amendment to Master Deed of record as Instrument No. 20100616-0046702, said Register's Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Premier Parking of Tennessee, LLC, a Tennessee limited liability company, by Special Warranty Deed dated June 30, 2010, from Viridian Development Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20100701-0051809, Register's Office for Davidson County, Tennessee.