BILL GARRETT, Davidson County
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This document prepared by (and after recording return to):
Name: Douglas M. Kirk
Firm/Company: Cumberland Law Group, LLPC
Address: 73 White Bridge Road
Suite 103-236
City, State, Zip: Nashville, TN 37205
Phone: 615-519-9834

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map-parcel nos. 104-16-55.00 (Tract I) and 104-16-56.00 (Tract II)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Village People, L.L.C., a Tennessee limited liability company, the Grantor,** does hereby demise, transfer, convey, release, and forever quitclaim unto **VP Holdings LLC, a Tennessee limited liability company, the Grantee,** its successors and assigns, all of Grantor's right, title and interest in certain real property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, which property is more particularly described on **Exhibit A** which is attached hereto and made a part hereof by this reference; subject, however, to the matters set forth on **Exhibit A** and all other matters of record as of the date hereof.

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State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $10.00.

Mark Deutschmann

Subscribed and sworn to before me this 26 day of Jan, 2016.

Notary public

print name: John Harvest

my commission expires: 3.10.2019

JENNIFER L. GARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

****

[grantor signature and notarization are on the following page]

The date of this instrument is December 31, 2015*. Witness Grantor's hand this 26th January 2016, on which date Grantor ratifies, affirms and approves this instrument and the conveyance thereby in their entirety.

GRANTOR: VILLAGE PEOPLE, L.L.C.

By: _____
Mark Deutschmann, as its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 26, 2016 personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Deutschmann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Chief Manager of the Grantor, that he is authorized to execute the within instrument on its behalf, and that he executed the within instrument on behalf of the Grantor, for the purposes therein contained.

_____
Notary Public
Print Name: _____

My Commission Expires:
3.18.2019

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEND TAX STATEMENTS TO GRANTEE

Grantee name, address, phone:

VP HOLDINGS LLC
c/o Village
2206 21st Avenue, South
Nashville, TN 37212

615-383-6964

*TCA §66-5-109

Exhibit A
Property Description

TRACT I (2206 21ST AVENUE SOUTH) - LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 63 AND 64 AND THE SOUTHERLY 10 FEET OF A 12-FOOT ALLEY LYING BETWEEN LOTS 63 AND 62 (WHICH ALLEY WAS CLOSED BY THE ROAD COMMISSION OF DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK 388, PAGE 421, REGISTER'S OFFICE FOR SAID COUNTY) ON THE PLAN OF GEO. W. BLAIR'S REVISED SUBDIVISION OF BELMONT HEIGHTS, OF RECORD IN BOOK 332, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOTS AND SAID PART OF SAID ALLEY ADJOIN AND FRONT TOGETHER 193 FEET ON THE EASTERLY SIDE OF HILLSBORO ROAD AND RUN BACK 198.3 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 255.2 FEET ON THE SOUTHERLY LINE, ALONG THE NORTHERLY MARGIN OF ASHWOOD AVENUE, TO AN ALLEY IN THE REAR, MEASURING 185.4 FEET THEREON.

TRACT II (2006 ASHWOOD AVENUE) - LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 58, GEORGE W. BLAIR'S REVISED SUBDIVISION OF BELMONT HEIGHTS, RESUBDIVISION OF LOT NOS. 58 AND PART OF 59, OF RECORD IN PLAT BOOK 8250, PAGE 454, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTIES CONVEYED BY WARRANTY DEED FROM CIC FOUNDATION, INC. TO VILLAGE PEOPLE, L.L.C., AS RECORDED ON THE 5th DAY OF MAY, 2012 IN INSTRUMENT NO. 20120525-0045664 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1) MATTERS APPEARING IN PLAT BOOK 332, PAGE 56, PLAT BOOK 332, PAGE 117 AND PLAT BOOK 8250, PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2) AGREEMENT OF RECORD IN BOOK 5712, PAGE 241 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3) EASEMENT FOR USE OF AN ALLEY OF RECORD IN BOOK 5712, PAGE 243 AND BOOK 5752, PAGE 786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4) ALLEY CLOSURE OF RECORD IN BOOK 388, PAGE 421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

5) DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND PROFITS, FROM GRANTOR TO KIM A. BROWN, AS TRUSTEE, FBO AVENUE BANK AS RECORDED MAY 5, 2012 AND AS OF RECORD INSTRUMENT NUMBER 20120525-0045665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6) ASSIGNMENT OF RENTS AND LEASES, BY GRANTOR TO AVENUE BANK AS RECORDED MAY 5, 2012 AND AS OF RECORD INSTRUMENT NUMBER 20120525-0045666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2206 21st Ave. South & 2006 Ashwood Ave., Nashville, Tennessee 37212