BILL GARRETT, Davidson County
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20160127-0008010

**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. 093-06-1E 001.00* (Tract 1) & 093-06-1E 104.00 (Tract 2)**

## 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 in **Exhibit B** which is attached hereto and made a part hereof by this reference.

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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: Jennifer Garrett

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]

*filed in county tax assessor's office as map & parcel 093-06-1E 002.00

The date of this instrument is December 31, 2015*. Witness Grantor's hand this 26th of 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: MDL
Mark Deutschmann, as its Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On January 26th, 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: Jennifer Garrett

My Commission Expires:
3.10.2019

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 1**

301 Church Street, Unit 1 of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.

Tract 1 is improved property, known as 301 Church Street, Unit 1, Nashville, Tennessee 37201

**Tract 2**

195 Third Avenue North, Unit 102 of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.

Tract 2 is improved property known as 195 Third Avenue North, Unit 102, Nashville, Tennessee 37201.

Tracts 1 and 2 being the same property conveyed to Village People, L.L.C., a Tennessee limited liability company, by general warranty deed from 3rd & Church, LLC recorded on the 29th day of November, 2006, as Instrument No. 20061129-0147427, Register's Office for Davidson County, Tennessee.

**Exhibit B**
**Exceptions**

1. Capital Mall Redevelopment Project containing restrictive covenants of record in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613, as amended in Book 10512, Page 464, and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

2. Party wall situated on the subject property and partly on adjoining premises.

3. Parcel 1: Deed of Trust, Grantor to Hugh M. Queener, as Trustee, fbo Pinnacle Bank as recorded July 13, 2015 and as of record instrument number 20150713-0068126, Register's Office for Davidson County, Tennessee