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Prepared by and return to:

Kutak Rock LLP
Suite 2750
303 Peachtree Street, NE
Atlanta, GA 30308
Attention: Drew Marlar, Esq.

(Space Above This Line For Recording Data)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JMM III, LLC**, a Tennessee limited liability company on this the 27 day of January, 2016, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00), does hereby bargain, sell, release, remise, quit claim and convey unto **PLAZA MARIACHI, LLC**, a Tennessee limited liability company, all right, title and interest in and to the real estate and improvements located on the real property more particularly described on **Exhibit A**, attached hereto.

[Signature Page to Follow]

IN TESTIMONY WHEREOF, the undersigned has set our hand this 27 day of January, 2016.

JMM III, LLC,
a Tennessee limited liability company

By: _____
Mahan Mark Janbakhsh
President

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 4th day of January, 2016, before me personally appeared Mahan Mark Janbakhsh, as President of JMM III, LLC, a Tennessee limited liability company, and executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, and that said individual is authorized to execute said instrument on behalf of said limited liability company.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

SANDRA MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02/06/18

_____
Notary Public for the State of Tennessee
My Commission Expires:

4832-3031-8379

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Mahan Mark Janbakhsh
Affiant

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 4th day of January, 2016, before me personally appeared Mahan Mark Janbakhsh, and executed the within and foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

SANDRA MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/10/18

Notary Public for the State of Tennessee
My Commission Expires

The following information is not a part of this Deed:

Property Address:	3941 Nolensville Pike Nashville, TN 37211
Owner's Name and Address:	Plaza Mariachi, LLC 4601 Nolensville Pike Nashville, TN 37211 Attention: Mahan Mark Janbakhsh Telephone: (615) 331-8899
Parcel Number	133-15-0-145.00
Mail Tax Bills to:	Plaza Mariachi, LLC 4601 Nolensville Pike Nashville, TN 37211 Attention: Mahan Mark Janbakhsh Telephone: (615) 331-8899

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Revised Plat of the Elysian Plaza Lots 4 and 5, as shown on plat of record in Instrument No. 200304160050965, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JMM III, LLC, a Tennessee limited liability company in Instrument 201406110050826 Register's Office for Davidson County, Tennessee.

Together with easements appurtenant to the above described property as follows:

(i) easements over the Parcels B, C and D as created by and more particularly described in Declaration of Reciprocal Easements and Restrictions, dated September 2, 1983, recorded in Deed Book 6129, Page 163, Register's Office for Davidson County, TN.

(iii) easements over the "Kroger Parcel" as created by and more particularly described in Reciprocal Easement Agreement, dated March 20, 2001, and recorded as Instrument No. 200103200026844, aforesaid records, as amended by First Amendments to Reciprocal Easement Agreement, dated April 17, 2003, recorded as Instrument No. 200304170051600, aforesaid records and (iii) easements over the "Kroger Parcel" as created by and more particularly in Party Wall Agreement, dated March 20, 2001 and recorded as Instrument No. 200103300030721, said Register's Office.

More particularly described on the attached Exhibit A-1.

EXHIBIT A-1

A certain parcel of land lying in Davidson County, at 3955 Nolensville Pike, Nashville TN, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #3375". All bearings are based on Tennessee State Plane Coordinate System by G.P.S. observations dated Dec. 16, 2015, using geoid 09.

Beginning at an iron pin found in the southwest right of way of Nolensville Pike (88' right of way as per PB 6900, Pg 370), near the northwest intersection of Paragon Mills Road and Nolensville Pike a corner to JMMIII, LLC (Inst. No. 20140611-0050826) tract 5, Thence S 49°31'48" W a distance of 16.25' to an iron pin found a corner to Sabrina Shoulders (DB 11724, Pg 812 & PB 6900, Pg 370); Thence with Shoulders for the next (3) calls S 31°12'36" E a distance of 46.49' to an iron pin found; Thence S 49°09'09" W a distance of 90.19' to an iron pin set; Thence S 68°12'17" W a distance of 90.53' to a rail road spike found corner to aforesaid JMMIII, LLC; Thence with JMMIII, LLC for the next (16) calls S 49°15'38" W a distance of 58.90' to a PK nail found with shiner; Thence S 67°55'46" W a distance of 160.02' to a PK nail found with shiner; Thence N 77°43'47" W a distance of 14.97' to a PK nail found with shiner; Thence S 49°05'32" W a distance of 36.91' to a found X chiseled in concrete; Thence S 40°30'41" E a distance of 32.83' to a found X chiseled in concrete; Thence S 22°10'42" W a distance of 15.15' to building corner; Thence S 21°31'54" E a distance of 56.59' to a PK nail found with shiner ; Thence S 69°43'54" W a distance of 264.98' to an inaccessible point in a presplit wall (N:637980.80, E:1752659.83, TN State Plane Coordinate System); Thence following presplit wall for the next (3) calls N 82°01'59" W a distance of 34.43' to an inaccessible point in a presplit wall (N:637985.61, E:1752625.71, TN State Plane Coordinate System)'; Thence N 41°20'08" W a distance of 215.77' to an inaccessible point in a presplit wall (N:638147.48, E:1752483.18, TN State Plane Coordinate System)'; Thence N 07°41'32" E a distance of 33.65' to an inaccessible point in a presplit wall (N:638180.97, E:1752487.70, TN State Plane Coordinate System)'; Thence N 49°11'00" E a distance of 316.12' to a PK nail found with shiner; Thence S 42°06'05" E a distance of 4.47' to a point; Thence N 49°12'01" E a distance of 198.52' to a PK nail found with shiner; Thence S 40°49'51" E a distance of 89.77' to a PK nail found with shiner; Thence N 49°10'11" E a distance of 241.88' to an iron pin found in aforesaid Nolensville Pike right of way; Thence with said right of way a curve turning to the left with an arc length of 223.73', with a radius of 1977.14', with a chord bearing of N 40°24'53" W, with a chord length of 223.61 to a iron pin found corner to H G Realty Company (DB 2796, Pg 129); Thence with H G Realty Company for the next (4) calls S 48°55'22" W a distance of 23.81' to an iron pin set; Thence S 32°44'45" W a distance of 45.55' to an iron pin found; Thence S 54°18'48" W a distance of 156.36' to a chain link fence corner post; Thence N 32°51'11" W a distance of 114.23' to an iron pin found a corner to South Central Bell (DB 4520, Pg 51); Thence with South Central Bell S 49°50'32" W a distance of 210.01' to a point lying N 28°54'07" W a distance of 22.05' from a reference PK nail set corner to South Central Bell (DB 4742, Pg 862); Thence with South Central Bell for the next (2) calls S 45°43'17" W a distance of 102.50' to an iron pin found; Thence S 09°56'02" W a distance of 66.32' to an iron pin found corner to JMMIII, LLC (Inst. No. 20140314-0021547 & PB 6900, Pg 370(tract 3)); Thence with JMMIII,

LLC S 09°46'11" W a distance of 140.04' to an iron pin set corner to Palwan Sadeq & Mardan Sadeq (D B 20151014 Pg 104399 & PB 2331, Pg 32 (tract 14); Thence with Palwan Sadeq & Mardan Sadeq S 07°47'52" W a distance of 335.00' to an inaccessible point (N:637983.03, E:1752430.87, TN State Plane Coordinate System) a corner to Frank R Warren & Joanne C Warren (DB 4558, Pg 842 & PB 4470, Pg 117); Thence with Frank R Warren & Joanne C Warren S 83°02'06" E a distance of 287.89' to an inaccessible point (N:637948.12, E:1752716.63, TN State Plane Coordinate System) corner to Frank R Warren & Joanne C Warren (DB 7498, Pg 692 & PB 4300, Pg 6); Thence with Frank R Warren & Joanne C Warren for the next (2) calls N 71°39'08" E a distance of 304.48' to an inaccessible point (N:638043.96, E:1753005.63, TN State Plane Coordinate System); Thence S 19°38'46" E a distance of 38.04' to an inaccessible point (N:638008.13, E:1753018.42, TN State Plane Coordinate System) corner to PS Tennessee LP (DB 20010525, Pg 54640 & PB 6200, Pg 796); Thence with PS Tennessee LP N 71°39'08" E a distance of 182.47' to an inaccessible point (N:638065.57, E:1753191.62, TN State Plane Coordinate System) corner to Elysian Fields Shops II, LLC (DB 20080922 Pg 96125 & PB 6900, Pg 370; Thence with Elysian Fields Shops II, LLC for the next (3) calls N 20°54'51" W a distance of 168.32' to an iron pin found; Thence N 50°09'32" E a distance of 19.03' to an iron pin found; Thence N 68°23'28" E a distance of 186.34' to an iron pin set in the aforesaid right of way of Nolensville Pike; Thence with said right of way a curve turning to the left with an arc length of 142.34', with a radius of 1977.14', with a chord bearing of N 30°06'54" W, with a chord length of 142.31',to the point of beginning having an area of 262164.53 square feet, 6.018 acres according to the survey performed by and under the direct supervision of Kevin David Crowe, PLS 1979.