BILL GARRETT, Davidson County
Trans:T20160008086 DEEDQC
Recvd: 01/29/16 15:28 3 pgs
Fees:17.00 Taxes:0.00
20160129-0009043

This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JBW HOLDINGS, LLC **119 3rd Avenue South** **Nashville, TN 37201**	093-06-4-006.00	**JBW HOLDINGS, LLC** **119 3rd Avenue South** **Nashville, TN 37201**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wanda Lawrence Proctor, Executrix of the Estate of Ida Frances Lawrence** (the "Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **JBW Holdings, LLC**, a Tennessee limited liability company, (the "Grantee"), and its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of improved land in Davidson County, Tennessee, (the "Property") described as follows:

See Exhibit A, attached and incorporated herein.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has caused this instrument to be effective this 29th day of January, 2016.

[Signature page follows.]

[Signature page(s) to Quitclaim Deed]

GRANTOR:
Estate of Ida Frances Lawrence

Wanda Lawrence Proctor, Executrix
Wanda Lawrence Proctor, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Wanda Lawrence Proctor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Ida Frances Lawrence, and is authorized to execute this instrument on behalf of the Estate of Ida Frances Lawrence.

WITNESS my hand and seal at office this 29 day of January, 2016.

NOTARY PUBLIC

CHRIS RAYBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

My Commission Expires: 9-11-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 29th day of January 2016.

NOTARY PUBLIC
My Commission Expires: 9-11-2017

CHRIS RAYBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the east by Tract 1 of Subdivision Plat for Stolman Investments as recorded in Plat Book 6900, Page 575, Register's Office of Davidson County, Tennessee (RODC), being Tower 401 Broadway, LLC, as recorded in Instrument Number 201001190004330, RODC, and by Tract 2 of said plat, being Swingin' Doors Saloon, LLC, as recorded in Instrument Number 201405290046105, RODC; bounded on the south by the northern Right of Way (ROW) of Alley #69; bounded on the west by Tower 411 Broadway, LLC, as recorded in Instrument Number 200512300156892, RODC; and bounded on the north by the southern ROW of Broadway. Tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on said southern ROW of Broadway, being South 62'18"29" West 81.75 feet from the southwest ROW intersection of Broadway and 4th Avenue South; thence along the common line of said Tract 1 and Tract 2 South 27'08'19" East 180.00 feet to a set point lying on said northern ROW of Alley #69; thence along said ROW South 62'18'29" West 25.00 feet to a found iron rod with cap; thence along the common line of said Tower 411 Broadway, LLC, North 27'08'19" West 180.00 feet to a found PK nail lying on said southern ROW of Broadway; thence along said ROW North 62'18'29" East 25.00 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.
Tract contains 4500 square feet, or 0.10 acres.

Being the same property conveyed to JACK W. LAWRENCE AND WIFE, IDA FRANCES LAWRENCE, by deed from MARY WATSON QUARLES AND HUSBAND, W. H. QUARLES, of record in Book 3876, Page 331, dated April 1, 1965, said Register's Office. JACK W. LAWRENCE died on or about November 22, 1994, leaving IDA FRANCES LAWRENCE as the surviving tenant by the entirety. IDA FRANCES LAWRENCE died testate on or about May 2, 2015. Pursuant to the provisions of her will of record in Will Book 2015, Page 845, Probate Court for Sumner County, Tennessee, said property is to be administered as part of her probate estate.

The foregoing description is taken from a survey prepared by L. Brandon Lambert, RLS No. 2828, Littlejohn, An S&ME Company, 1935 21st Avenue South, Nashville, Tennessee 37212, dated / updated January 27, 2016.