Address New Owners:	Tax Bills To:	Map-Parcel Nos.
2200 Charlotte Avenue, LLC 1508 Elm Hill Pike Nashville, TN 37210-3636	Same	092-11-0-092.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (SKL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHARLOTTE 2300, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **2200 CHARLOTTE AVENUE, LLC**, a Tennessee limited liability company ("Grantee"), being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 2300 Charlotte Avenue, Nashville, Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF MCNAIRY)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 11th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: 7/2/18

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDQC
Recvd: 03/14/16 14:32 4 pgs
Fees:22.00 Taxes:0.00
20160314-0024116

Executed this 11th day of March, 2016.

CHARLOTTE 2300, LLC,
a Tennessee limited liability company

By: _____, President
S. C. Asbury, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared S. C. Asbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be President of Charlotte 2300, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited lability company by himself, as President.

Given under my hand this the 11th. day of MARCH, 2016.

_____
Notary Public
My Commission Expires: 7/2/18

{AFFIX NOTARY STAMP/SEAL ABOVE}

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

SURVEY DESCRIPTION

Being a Parcel of land in the 21ST Councilmanic of Davidson County, Tennessee, located on the north margin of Charlotte Avenue, and the west margin of 23rd Avenue North, and said parcel being lots 44, 45, 46, 47, 48, 49, and a 12 foot alley as shown of the plan of Burlington Heights Subdivision of Part of Elliston Plan as shown in Plat Book 332 Page 13 in in the Register's Office for Davidson County, Tennessee (RODCT) , and being shown as Parcel 092.00 on the Davidson County Tax Map 092-11, as evidenced in Instrument number 20080715-0072439, in the (RODCT), said Lot belonging to Charlotte 2300, LLC, and being more particularly described as follows:

BEGINNING at an iron pin located on the northerly margin of Charlotte Avenue and the westerly margin of 23rd Avenue North, said iron pin being the southeast corner of the property herein described, thence;

1) Along said margin of Charlotte Avenue, and along the southern line of the property herein described, South 74 degrees 52 minutes 40 seconds West, a distance of 323.49 feet to an iron pin, said iron pin being the westernmost corner of the property herein described, and being on the northerly margin of Charlotte Avenue, and said iron pin being the southeast corner of the property belonging to CH Realty VI-LPC MF Nashville Charlotte, L.L.C, being shown as Parcel 398.00 on Davidson County tax map 092-11, as evidenced in the instrument 20140312-0020688, and being lot 1 of the final plat of LPC Charlotte, as evidenced in instrument 20140910-0082698, thence;

2) Along the west line of the property herein described, and with the east line of the property of said Parcel 398.00, North 01 degrees 10 minutes 04 seconds East, a distance of 156.63 feet to an iron pin, said iron pin being an interior corner of parcel 398.00, thence;

3) Continuing along the line of Parcel 398.00, North 74 degrees 50 minutes 49 seconds East, a distance of 13.37 feet to an iron pin, thence;

4) Continuing along the line of Parcel 398.00, North 02 degrees 38 minutes 17 seconds East, a distance of 12.75 feet to an iron pin, thence;

5) Continuing along the line of Parcel 398.00, North 74 degrees 54 minutes 48 seconds East, a distance of 262.39 feet to an iron pin, said iron pin being on the margin of 23rd Avenue North, and said iron pin being the northeast corner of the property herein described, and being the southeast corner Parcel 398.00, thence;

6) With the west margin of 23rd Ave North and the east margin of the property herein described, South 15 degrees 05 minutes 27 seconds East, a distance of 162.33 feet to and iron pin, said iron pin being the point of BEGINNING, containing 1.11397 acres or 48528 square feet, more or less, according to a survey by Jesse E Walker, RLS, PE, dated February 22, 2016.

BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE 2300, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM STEVE C. ASBURY BY DEED OF RECORD IN INSTRUMENT NO. 200807150072439, AND BEING FURTHER CONVEYED BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20160314-0024115, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

