This instrument was prepared by:
Thallen J. Brassel
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20160021482 DEEDQC
Recvd: 03/16/16 10:43 4 pgs
Fees:22.00 Taxes:0.00
20160316-0024914

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NOS. |
|---|---|---|
| Miller Realty Holdings, LLC<br>150 Fourth Avenue, North, #1100<br>Nashville, Tennessee 37219 | [SAME] | Part of 118-120-064 |

For and in consideration of the sum of $10.00 cash in hand paid, **SCOTT A. MILLER**, a Tennessee resident (the "Seller"), does hereby quitclaim and convey unto **MILLER REALTY HOLDINGS, LLC**, a Tennessee limited liability company (the "Buyer"), all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This is improved property located at 610 Thompson Lane, Nashville, Davidson County, Tennessee 37204.

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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Seller has caused this Deed to be executed as of the 15 day of March, 2016.

Scott A. Miller

CONNIE AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
) SS:
COUNTY OF DAVIDSON )

Before me, Connie Austin, the undersigned notary of the State and County aforesaid, personally appeared Connie Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be SCOTT A. MILLER, the within-named bargainor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

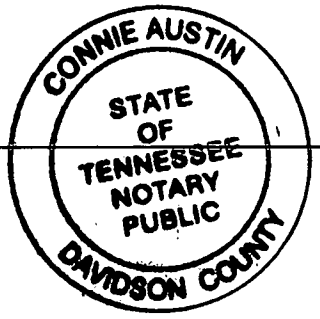
WITNESS my hand and seal at office in Davidson County, this 15 day of March, 2016.

Connie Austin
Notary Signature

Connie Austin
Print Notary Name

NOTARY PUBLIC
My Commission Expires: 5-3-2016

STATE OF Tennessee )
COUNTY OF Davidson )




The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 5 day of March, 2015.6

Connie Austin
Notary Public

My Commission Expires: 5-3-16

## EXHIBIT A

Real Property Description

BEING A PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NOTHERLY RIGHT-OF-WAY OF THOMPSON LANE, AND BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO C.B. RAGLAND COMPANY, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, COLONIAL REALTY CO. SUBDIVISION, OF RECORD IN BOOK 5060, PAGE 119, R.O.D.C.;

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 03° 24' 48" EAST, 186.88' TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO SCOTT MILLER OF RECORD IN BOOK 11206, PAGE 826, R.O.D.C.;

THENCE, WITH THE NORTH LINE OF MILLER, SOUTH 82° 26' 14" EAST, 18.57' TO AN IRON SET;

THENCE, WITH A NEW LINE, SOUTH 03° 59' 20" EAST, 15.49' TO AN IRON PIN SET;

THENCE, SOUTH 48° 43' 02" WEST, 14.08' TO AN IRON PIN SET;

THENCE, SOUTH 03° 42' 32" WEST, 159.60' TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY OF THOMPSON LANE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF THOMPSON LANE 7.56', WITH A CURVE TO THE RIGHT, A RADIUS OF 1380.38', AND A CHORD BEARING AND DISTANCE OF, SOUTH 89° 12' 28" WEST, 7.56' TO THE POINT OF BEGINNING, CONTAINING 1701.2 SQUARE FEET OR 0.04 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS#2297, DATED SEPTEMBER 10, 2008.

Being a portion of the same property conveyed to Scott A. Miller by Warranty Deed recorded in Book 11206, page 826, Register's Office for Davidson County, Tennessee.