BILL GARRETT, Davidson County
Trans:T20160024822 DEEDQC
Recvd: 03/28/16 15:13 6 pgs
Fees:32.00 Taxes:0.00
20160328-0029004

This Instrument Prepared By:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
631 Second & Elm, LLC PO Box 120897 Nashville, TN 37212-0897	Same	093-110-158.00; 093-110-140.00; 093-110-141.00; 093-110-145.00 & 093-110-144.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bodnar Investment Group, Inc.**, an Alabama corporation ("Grantor") does hereby quitclaim and convey unto **631 Second & Elm, LLC**, a Tennessee limited liability company ("Grantee"), a fifty-two and 88/100 percent (52.88%) undivided right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

This is improved property known as 631 Second Avenue South, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 1st day of January, 2015.

Bodnar Investment Group, Inc.

By: _____

Its: VP

STATE OF Tennessee)
)
COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Matthew Bodnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VP of Bodnar Investment Group, Inc., an Alabama corporation, the within named bargainor, and that he as such VP, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as VP of Bodnar Investment Group, Inc.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of March, 2016.

NOTARY PUBLIC

ANGELICA RIVAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires:
12/18/2018

STATE OF Tennessee)
COUNTY OF Maury)

The actual consideration for this transfer is $0.00, and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 22 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 12/18/2018

ANGELICA RIVAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1: (PARCEL 158)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 8879, PAGES 478 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SECOND AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET AND BEING A SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY.

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY ELM STREET, SOUTH 63 DEG. 02' 17" WEST - 130.00' TO A P.K. NAIL (NEW) IN THE EASTERLY MARGIN OF ALLEY #148;

THENCE, WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTH 27 DEG. 00' 00" WEST -81.86' TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF LARRY L. ROBERTS, TRUSTEE (DEED BOOK 6089, PAGE 498);

THENCE, WITH THE SOUTHERLY LINE OF ROBERTS, NORTH 63 DEG. 02' 17" EAST - 130.00' TO A P.K. NAIL (NEW) IN THE WESTERLY RIGHT-OF-WAY OF SECOND AVENUE SOUTH;

THENCE, WITH WESTERLY RIGHT-OF-WAY OF SECOND AVENUE, SOUTH 27 DEG. 00' 00" EAST - 81.86' TO THE POINT OF BEGINNING AND CONTAINING 10,642 SQ. FT. OR 0.24 ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006. TOGETHER WITH AND SUBJECT TO ANY COVENANTS, EASEMENTS, AND RESTRICTIONS RECORDED OR UNRECORDED.

PARCEL 2:

TRACT I: (PARCEL 140)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 8879, PAGE 478 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET. THENCE, NORTH 27 DEG. 00' WEST - 208.50 TO A P.K. NAIL (NEW), THE TRUE POINT OF

BEGINNING, SAID NAIL BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY.

THENCE, FROM THE TRUE POINT OF BEGINNING, WITH EASTERLY RIGHT-OF-WAY OF THIRD AVENUE, NORTH 27 DEG. 00' 00" WEST - 38.00' TO AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF ALLEY #173;

THENCE, WITH THE SOUTHERLY MARGIN OF SAID ALLEY, NORTH 63 DEG. 02' 17" EAST 140.00' TO A P.K. NAIL (NEW) IN THE WESTERLY MARGIN OF ALLEY #148;

THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 27 DEG. 00' 00" EAST 38.00' TO A P.K. NAIL (NEW) AT THE NORTHEASTERLY CORNER OF HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. (DEED BOOK 8879, PAGE 478);
THENCE, WITH THE NORTHERLY LINE OF VANDERBILT, SOUTH 63 DEG. 02' 17" WEST 140.00' TO THE TRUE POINT OF BEGINNING AND CONTAINING 5,320 SQ. FT. OR 0.12 ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006. TOGETHER WITH AND SUBJECT TO ANY COVENANTS, EASEMENTS, AND RESTRICTIONS RECORDED OR UNRECORDED.

TRACT II: (PARCEL 141)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 8879, PAGE 478 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET. THENCE, NORTH 27 DEG. 00' WEST - 163.50 TO AN IRON ROD (OLD), THE TRUE POINT OF BEGINNING, SAID NAIL BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY.

THENCE, FROM THE TRUE POINT OF BEGINNING, WITH EASTERLY RIGHT-OF-WAY OF THIRD AVENUE, NORTH 27 DEG. 00' 00" WEST - 45.00' TO A P.K. NAIL (NEW) AT THE SOUTHWESTERLY CORNER OF HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. (DEED BOOK 8879, PAGE 478);

THENCE, WITH THE SOUTHERLY LINE OF VANDERBILT, NORTH 63 DEG. 02' 17" EAST - 140.00' TO A P.K. NAIL (NEW) IN THE WESTERLY MARGIN OF ALLEY #148;

THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 27 DEG. 00' 00" EAST 45.00' TO A P.K. NAIL (NEW) IN THE NORTHERLY LINE OF LINEAR PROPERTIES, LLC (INST #20020524-0063782);

THENCE, WITH THE NORTHERLY LINE OF LINEAR, SOUTH 63 DEG. 02' 17" WEST - 140.00' TO THE TRUE POINT OF BEGINNING AND CONTAINING 6,300 SQ. FT. OR 0.14 ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006. TOGETHER WITH AND SUBJECT TO ANY COVENANTS, EASEMENTS, AND RESTRICTIONS RECORDED OR UNRECORDED.

PARCEL 3: (PARCEL 145)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 8879, PAGE 478 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET AND BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY.

THENCE, WITH EASTERLY RIGHT-OF-WAY OF THIRD AVENUE, NORTH 27 DEG. 00' 00" WEST - 45.50' TO A P.K. NAIL (NEW) AT THE SOUTHWESTERLY CORNER OF HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. (DEED BOOK 9050, PAGE 207);

THENCE, WITH THE SOUTHERLY LINE OF VANDERBILT, NORTH 63 DEG. 02' 17" EAST 140.00' TO A P.K. NAIL (NEW) IN THE WESTERLY MARGIN OF ALLEY #148;

THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 27 DEG. 00' 00" EAST 45.50' TO A P.K. NAIL (NEW) IN THE NORTHERLY RIGHT-OF-WAY ELM STREET

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY ELM STREET, SOUTH 63 DEG. 02' 17" WEST - 140.00' TO THE POINT OF BEGINNING AND CONTAINING 6,370 SQ. FT. OR 0.15 ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006. TOGETHER WITH AND SUBJECT TO ANY COVENANTS, EASEMENTS, AND RESTRICTIONS RECORDED OR UNRECORDED.

PARCEL 4: (PARCEL 144)

BEING A CERTAIN TRACT OF LAND CONVEYED TO HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. AS OF RECORD IN DEED BOOK 9050, PAGE 207 R.O.D.C., SITUATED IN THE NINETEENTH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH AND THE NORTHERLY RIGHT-OF-WAY ELM STREET. THENCE, NORTH 27 DEG. 00' WEST - 45.50' TO A P.K. NAIL, THE TRUE POINT OF BEGINNING, SAID NAIL BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED

PROPERTY.

THENCE, FROM THE TRUE POINT OF BEGINNING, WITH EASTERLY RIGHT-OF-WAY OF THIRD AVENUE, NORTH 27 DEG. 00' 00" WEST - 43.00' TO AN IRON ROD (OLD) AT THE SOUTHWESTERLY CORNER OF LINEAR PROPERTIES, LLC (INST. #20020524-0063782));

THENCE, WITH THE SOUTHERLY LINE OF LINEAR, NORTH 63 DEG. 02' 17" EAST - 140.00' TO A P.K. NAIL (NEW) IN THE WESTERLY MARGIN OF ALLEY #148;

THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 27 DEG. 00' 00" EAST -43.00' TO A P.K. NAIL (NEW) IN THE NORTHERLY LINE OF HISTORIC VANDERBILT MEDICAL SCHOOL BUILDING, INC. (DEED BOOK 8879, PAGE 478);

THENCE, WITH THE NORTHERLY LINE OF VANDERBILT, SOUTH 63 DEG. 02' 17" WEST -140.00' TO THE TRUE POINT OF BEGINNING AND CONTAINING 6,020 SQ. FT. OR 0.14 ACRES MORE OR LESS ACCORDING TO A SURVEY BY LANDDESIGN SURVEYING, INC., DATED MAY 11, 2006. TOGETHER WITH AND SUBJECT TO ANY COVENANTS, EASEMENTS, AND RESTRICTIONS RECORDED OR UNRECORDED.

ALL BEING THE SAME PROPERTY CONVEYED TO BODNAR INVESTMENT GROUP, INC., AN ALABAMA CORPORATION, BY SPECIAL WARRANTY DEED FROM 631 SECOND AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20130429-0042005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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