BILL GARRETT, Davidson County
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This instrument was prepared by:
Stephen C. Small, Esq.
4525 Harding Road
Suite # 224
Nashville, TN 37205

QUITCLAIM DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

119 Second Avenue Partnership 2
5039 Hill Place Drive
Nashville, TN 37205

TAX MAP
Map 93-6-4
Parcel 50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE

Melanie Hart
Affiant

SUBSCRIBED AND SWORN to before me this 31st day of March, 2016.

Notary Public

My Commission Expires: 11-5-2018

STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN MARTIN CHEATHAM COUNTY

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of

which are hereby acknowledged, 119 Second Avenue, LLC, a Tennessee limited liability company, does hereby quitclaim and convey to 119 Second Avenue Partnership 2, a Tennessee general partnership, its successors and assigns, all of its right, title and interest in and to that certain improved parcel as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on first plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the westerly margin of 2nd Avenue South, formerly Market Street, at a point 200 feet south of the southerly margin of Broadway, formerly Broad Street; thence with said avenue, southerly 50 feet, more or less, to the northeast corner of the property conveyed to Edward Culbert *et al*, by deed from William Culbert, of record in Book 512, page 194, Register's Office for said county; thence at right angles towards Third Avenue South, 109 feet, more or less, to a stake; thence at right angles toward Broadway, 50 feet; thence at right angles, eastwardly 109 feet, more or less, to the beginning.

BEING the same property conveyed to 119 Second Avenue, LLC by Quitclaim Deed from The Leon Company, Melanie M. Hirt, Frank May, and Deborah M. Wolfman, each owning a one-fourth undivided interest, of record in Book 11280, page 781, Register of Deeds Office for Davidson County, Tennessee

The legal description contained herein is the same as that contained in the previous Deed of record.

The property is conveyed subject to such limitation, restrictions, and encumbrances as may effect said property

IN WITNESS WEREOF, the undersigned Douglas Hirt (representing himself to be the Chief Manger of 119 Second Avenue, LLC) has executed this Quitclaim Deed on behalf of 119 Second Avenue, LLC, as its duly authorized representative.

119 Second Avenue, LLC,
a Tennessee limited liability company

BY: Douglas R Hirt
Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl Martin, a Notary at Large for said State, the within named Douglas Hirt, with whom I am personally acquainted, and who acknowledged himself to be the Chief Manager of 119 Second Avenue, LLC, a Tennessee limited liability company, and further acknowledged that he had executed the within instrument for the purposes therein contained as the free act and deed of said limited liability company.

Notary Public

My commission expires: 11-5-2018

