This instrument was prepared by:
Stephen C. Small, Esq.
4525 Harding Road
Nashville, TN 37250

BILL GARRETT, Davidson County
Trans:T20160032578 DEEDQC
Recvd: 04/20/16 15:06 3 pgs
Fees:17.00 Taxes:0.00
20160420-0038459

QUITCLAIM DEED

ADDRESS NEW OWNER AND SEND
TAX BILLS TO:

TAX MAP:
part of May 93-62
Parcel 47

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE

Affiant

SUBSCRIBED AND SWORN to before me this 29th day of March. 2016.

Notary Public

My Commission Expires: 11-5-2018

CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHERYL W MARTIN

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, Jacob May odes hereby quitclaim and convey unto 105 Second Avenue Partnership 2, a Tennessee general partnership, its successors and assigns, all of his right, title and interest in and to that certain improved parcel of real property, as follows:

Land in Davidson County, Tennessee, described as follows:

ONE Lot being the southerly one half of the northerly one half of Lot No.2 on the Plan of Richard Cross' Subdivision of Lots. 29 and 30 (being part of Lot. 30) in the original plan of Nashville, said plan of subdivision is of record in Will Book 9, page 75, County Court for said County, being known as No. 109 Second Avenue, North.
BEGINNING on the westerly margin of 2nd Avenue North, as widened, 85 feet northwardly from the northern margin of Broad Street; thence with the westerly margin of 2nd Avenue North, northwardly 20 feet; thence westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 20 feet; thence eastwardly 85 feet, more or less, to the beginning.

THE Second Lot being known as No.111 Second Avenue North, in the City of Nashville, and being part of Lot No. 30 on the unrecorded plan of the City of Nashville and being known as the northerly one-fourth of Lot No. 2 on the Plan of Richard Cross' Subdivision of parts of Lots. 29 and 30 on said original Town plan of Nashville as shown in Minute Book 9, page 75, in the office of the County Court Clerk of, said County, described as follows:

SAID part of said lot fronts 20 feet on the west side of Second Avenue North and runs back between parallel lines 100 feet to an alley and begins at a point 105 feet north of Broad Street. Second Avenue North was widened in 1937 as shown in Book 4, page 428, of the Minutes of the City Clerk's Office, and 15 feet was taken off the front of the lots in question for the widening of Second Avenue, and any land within the bounds of Second Avenue North is hereby excluded.

BEING the same property conveyed to Jacob May by Installment Deed from Carroll Brunner Crosslin and husband, J. Dell Crosslin of record in Book 5254, page 308, 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 Jacob May has executed this Quitclaim Deed, this 29th day of March, 2016.

Jacob May

State of Tennessee
County of Davidson

Personally appeared before me, Cheryl W. Martin a notary at large for the said state, the within named Jacob May, with whom I am personally acquainted and who acknowledged himself to be the owner of 105 Second Ave Partnership 2, a general partnership, and further acknowledges that he has executed this document contained as the free act and deed of said partnership.

Witness my hand, at office, this 24th day of March, 2016.

Notary's Signature

Seal

My commission expires: 11-5-2018