QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160032757 DEEDQC
Recvd: 04/21/16 09:53 2 pgs
Fees:12.00 Taxes:0.00

20160421-0038706

J-FSB-16-2614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garafola Properties, LLC (NAME)	**Garafola Properties, LLC** (NAME)	
2614 Belmont Blvd (ADDRESS)	**1103 Holly St.** (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville TN 37212** (CITY) (STATE) (ZIP)	**117-04-0-106.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SHELBY STREET PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING THE SOUTH OF 60 FEET OF LOT NO. 108 ON THE MAP OF BELMONT LAND COMPANY'S PLAN CALLED BELMONT HEIGHTS OF RECORD IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAVE AND EXCEPT A SMALL TRIANGULAR PART OUT OF THE SOUTHEAST CORNER OF SAID LOT NO. 108, WHICH IS TO BE CONVEYED TO THE CITY OF NASHVILLE.
SAID PROPERTY IS DESCRIBED AS BEGINNING AT A POINT AT THE NORTHEAST INTERSECTION OF THE FIRST ALLEY SOUTH OF SWEETBRIER AVENUE AND BELMONT BOULEVARD; THENCE WITH THE MARGIN OF SAID BELMONT BOULEVARD, NORTHERLY 60 FEET TO A POINT WHICH IS 240 FEET SOUTH OF THE SOUTH MARGIN OF SWEETBRIER AVENUE; THENCE EASTERLY, PARALLEL TO THE SOUTH MARGIN OF SWEETBRIER AVENUE 183 FEET TO THE WEST MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 42 FEET TO A POINT WHICH IS 18 FEET NORTH OF THE NORTH MARGIN OF ANOTHER ALLEY, BEING A CORNER OF THE PROPERTY TO BE CONVEYED TO THE CITY OF NASHVILLE; THENCE ALONG SAID CITY'S LINE SOUTHWESTERLY 35.52 FEET TO A POINT IN THE NORTH MARGIN OF THE FIRST MENTIONED ALLEY, WHICH POINT IS 30 FEET WEST OF THE WESTERLY MARGIN OF ALLEY NO. 436; WHICH IS THE LAST ABOVE MENTIONED ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY; WESTERLY 153 TO THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL INTEREST IN THE ABANDONED ALLEY NO. 968, REFERENCED IN ORDINANCE NO. BL203-530.

BEING THE SAME PROPERTY CONVEYED TO SHELBY STREET PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED FROM CYNTHIA D. FRASER 2008 IRREVOCABLE TRUST OF RECORD IN INSTRUMENT NO. 20141211-0113294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 04, 2014 AND RECORDED ON DECEMBER 11, 2014.

BEING THE SAME PROPERTY CONVEYED TO SHELBY STREET PARTNERS, GP BY QUITCLAIM DEED FROM CYNTHIA D. FRASER 2008 IRREVOCABLE TRUST, OF RECORD IN INSTRUMENT NO. 20141217-0115412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 05, 2014 AND RECORDED ON DECEMBER 17, 2014. (AS TO THE ABANDONED ALLEY)

This is
( ) **unimproved**
(X) **improved**
property known as **2614 Belmont Blvd, Nashville, TN 37212**

Witness my/our hand (s) this the 18th day of **April, 2016.**

SHELBY STREET PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP

~~**Ashley Dugger, General Partner**~~ John Gleaves, Authorized Agent

Mike Garafola, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of April 2016, before me personally appeared John Gleaves ~~**Ashley Dugger**~~, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a ~~**general partner**~~ for **Shelby Street Partners, GP**, the within named bargainor, a **Tennessee general partnership**, and that she as such ~~**general partner**~~ executed the foregoing instrument for the purpose therein contained.

*Authorized Agent

Witness my hand and official seal, this the 18th day of April, 2016.

Notary Public

My Commission Expires: 3/16/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of April 2016, before me personally appeared **Mike Garafola**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a general partner for **Shelby Street Partners, GP**, the within named bargainor, a **Tennessee general partnership**, and that he as such **general partner** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of April, 2016.

Notary Public

My Commission Expires: 3/16/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212