BILL GARRETT, Davidson County
Trans:T20160037465 DEEDQC
Recvd: 05/05/16 12:12 4 pgs
Fees:22.00 Taxes:0.00
20160505-0044578

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
TMP, LLC 123 N. Court Street Fayetteville, WV 25840	TMP, LLC 123 N. Court Street Fayetteville, WV 25840	Map 93-10 Parcel 242

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **TP1 5TH AVENUE, LLC**,, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **TMP, LLC**, a South Carolina limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. This conveyance is made solely for the purposes of conveying any and all ownership interest Grantor has in the Property. Title to said tract or parcel of land is to be held in the name of Grantee.

[Signatures Commence on Following Page]

Witness my hand this 5th day of May, 2016.

TP1 5TH AVENUE, LLC,
a Tennessee limited liability company

By: Towery Holdings, LLC,
a Tennessee limited liability company
its Sole Member

By: _____
Name: W. McClain Towery
Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. McClain Towery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Towery Holdings, LLC, a Tennessee limited liability company, the Sole Member of TP1 5TH AVENUE, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of May, 2016.

_____
NOTARY PUBLIC

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
5/6/19

[*Affidavit of Consideration on Following Page*]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 5th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: _____

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

Exhibit "A"

Legal Description of Property

Beginning at an 5/8" diameter iron rebar found (bent) on the westerly right-of-way line of Fifth Avenue South, at a corner common with the property conveyed to, The Platform at the Cook's Kitchen, LLC, part of lots 18 and 19, Barrow Grove Book S page 279, of Deed Instrument number 20090715-0066449;

Thence with the westerly right-of-way line of Fifth Avenue South the following two (2) calls and distance:

1. South 27 Degrees 10 Minutes 24 Seconds East 59.25 feet to a ½" diameter iron rebar found with RLS 1708 Cap;

2. South 27 Degrees 12 Minutes 57 Seconds East 121.26 feet to a point in concrete sidewalk corner with Towery Properties, LLC in Quit Claim Deed Instrument Number 20150409-0031374;

Thence leaving the westerly right of line of Fifth Avenue South with said line South 62 Degrees 48 Minutes 48 Seconds West (passing a ½" diameter iron rebar found with Sexton RLS 2400 at 25.00 feet) for a total distance 140.54 feet to a mag nail found the east right of way line of Alley No. 76;

Thence with said right of way the following two (2) calls and distances:

1. North 27 Degrees 14 Minutes 06 Seconds West 80.07 feet to a 5/8" diameter iron rebar found at base of chain link fence post;

2. South 62 Degrees 31 Minutes 11 Seconds West 68.50 feet to a mag nail found with shiner in the easterly right of way of Alley Number 71;

Thence with said right of way the following two (2) calls and distances:

1. North 27 Degrees 37 Minutes 10 Seconds West 40.00 feet to a railroad spike found;

2. North 27 Degrees 37 Minutes 10 Seconds West 59.25 feet to a railroad spike found common with, The Platform at the Cook's Kitchen, LLC part of lots 18 and 19, Barrow Grove Book S page 279;

Thence with the southerly line of said property, North 62 Degrees 23 Minutes 28 Seconds East 209.82 feet, to the point of beginning; containing 32,139.080 Square feet or 0.74 Acres more or less, as shown and described on the ALTA/ACSM Land Title Survey by Kenneth D. Church, TN RLS No. 1004 with Gresham Smith and Partners dated February 11, 2016, last revised March 31, 2016, Project No. 41367.00.

Being part of the same property conveyed to TOWERY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GRAINING EQUIPMENT COMPANY, A TENNESSEE CORPORATION, of record in Instrument No. 20121227-0119117, dated December 21, 2012, said Register's Office. Being further conveyed to TOWERY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from TOWERY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20131113-0117515, dated November 12, 2013, said Register's Office. Being further conveyed to TP1 5TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from TOWERY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150128-0008291, dated January 27, 2015, said Register's Office.

Address: 525 5th Avenue, South, Nashville, TN
Tax ID No.: 093-10-0-242-00