SEND TAX BILLS TO NEW OWNER:

L & L MARKET PLACE, LLC
d/b/a THE FACTORY OF NASHVILLE
3814 Charlotte Avenue
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 N Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0331

Map 92
Group 9
Parcel 163.00

BILL GARRETT, Davidson County
Trans:T20160040658 DEEDQC
Recvd: 05/16/16 11:55 4 pgs
Fees:22.00 Taxes:0.00
20160516-0048520

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **TAMAY OZARI** does have/has this day bargained and sold and do/does hereby quitclaim and convey unto **L & L MARKET PLACE, LLC, a Tennessee limited liability company, d/b/a THE FACTORY OF NASHVILLE,** its successors and assigns, forever, all of his right, title, interest in and to the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of Lydia Kornman, Gladys Myer, Rebecca Raskin and Edwin B. Raskin as of record in Deed Book 3675, Page 41, in the Register's Office for Davidson County, Tennessee, and being a part of Lot 1, Plan of Clifton, of record in Plat Book 21, Page 35, and being bounded on the South by the North right of way line of Charlotte Pike on the West by the East right of way line of Thirty-Ninth Avenue North and Richard D. and Michael J. Ragan, of record in Deed Book 7593, Page 808, on the North by the South right of way line of Interstate 40, and on the East by Metropolitan Government Service Center West, of record in Deed Book 2106, Page 211, a 12 foot wide alley and the property of John D. Cole, of record in Deed Book 7929, Page 353, and being more particularly described as follows:

Beginning at an iron pin in the North right of way line of Charlotte Pike at the Intersection of the East right of way line of Thirty-Ninth Avenue North;

Thence, with the East right of way line of Thirty-Ninth Avenue North and the property of Richard D. and Michael J. Ragan, North 05 deg. 54 min. 53 sec. East, 541.21 feet to an iron pin in the South right of way line of Interstate 40;

Thence, with the South right of way line of Interstate 40, North 74 deg. 50 min. 39 sec. East, 3.10 feet to a concrete monument;

Thence, North 77 deg. 16 min. 17 sec. East, 314.20 feet to an iron pin;

Thence, North 88 deg. 22 min. 19 sec. East, 140.72 feet to an iron pin in the West line of Metropolitan Government Service Center West;

Thence, with said West line of Metropolitan Government Service Center West and John D. Cole, South 05 deg. 45 min. 59 sec. West, 600.00 feet to an iron pin in the North right of way line of Charlotte Pike;

Thence, with the North right of way line of Charlotte Pike, South 88 deg. 01 min. 15 sec. West, 445.88 feet to the point of beginning.

The foregoing description was obtained from a survey dated October 12, 1995, prepared by Jimmy W. Springer, Registered Land Surveyor No. 825, of Cherry Land Surveying, 622 West Iris Drive, Nashville, Tennessee, 37204.

Being the same property conveyed to **TAMAY OZARI**, by General Warranty Deed from Lydia Kornman, Gladys Myer, Rebecca Raskin and Edwin B. Raskin, a partnership, now known as 3900 Company and being presently comprised of Edwin B. Raskin, Rebecca K. Raskin, Gladys K. Myer, and Edwin B. Raskin, Trustee for Rebecca K. Raskin Trust under the Will of Lydia Kornman, dated October 18, 1995, and of record in Book 9839, Page 179, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from this conveyance is property described in Consent Judgment and Final Decree, dated June 25, 2004, from Tamay Ozari to State of Tennessee, of record in Instrument Number 20040916-0111888, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a point on the northwestern corner of the property, the common corner with property owned by 3900 Company, of record in Book 9861, Page 128, in the Register's Office for Davidson County, Tennessee, said point also being the southern existing controlled access right of way of I-40, and being 30.000 meters (98.4250 feet), more or less, right of I-40 survey centerline station 8+024.000, more or less, thence north 77 degrees 19 minutes 15 seconds east along the existing controlled access right of way of I-40, and being 95.768 meters (314.199 feet) to a point on the southern proposed controlled access right of way of I-40, and being 32.434 meters (106.410 feet) right of I-40 survey centerline station 8+118.552; thence South 67 degrees 06 minutes 58 seconds West along the proposed controlled access right of way of I-40, and being 39.589 meters (129.886 feet) to a point 37.687 meters (123.640 feet) right of I-40 survey centerline station 8+080.261; thence South 71 degrees 52 minutes 35 seconds west along the proposed controlled access right of way of I-40, and being 31.178 meters (102.29 feet) to a point 40.000 meters (131.230 feet) right of I-40 survey centerline station 8+050.000; thence South 75 degrees 41 minutes 49 seconds West along the proposed controlled access right of way of I-40, and being 30.838 meters (101.175 feet) to a to a point on the west line of the property owned, the common line with property owned by 3900 Company, and being 41.000 meters (134.514 feet), more or less, right of I-40 survey centerline station 8+018.500, more or less thence northeasterly along the common line, and being 11.381 meters(37.340 feet) to a Point of Beginning, containing 0.0696 Hectares (0.172 Acres), more or less. Being a position of the same property conveyed to Grantor of record in Deed Book 9839, Page 179, in the Register's Office for Davidson County, Tennessee.

The above described property is hereby condemned in fee simple, and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against for in Section 67-5-203 Tennessee Code Annotated.

AND

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from this conveyance is property described in Warranty Deed, dated February 2, 2015, from Tamay Ozari to State of Tennessee, of record in Instrument Number 20150202-0009376, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Located in Davidson County, Tennessee:

Beginning at the point of intersection of the existing south margin of I-40 and the south boundary of the City of Nashville property, said point of intersection being 50.45' right of I-40 proposed centerline station 107+30.49; thence with said boundary N 88° 22' 19" E 25.92' to a point, said point being 57.26' right of I-40 proposed centerline station 107+56.35; thence with the proposed south margin of said road (1) S 64° 59' 28" W 160.90' (2) S 75° 47' 54" W 50.88' (3) S 83° 16' 33" W 76.78' to a point, said point being 75.01' right of I-40 proposed centerline station 104+75.00; thence with said existing margin (1) N 75° 41' 49" E 21.34' (2) N 71° 52' 35" E 102.29' (3) N 66° 49' 59" E 124.26' (4) N 77° 20' 14" E 12.55" to the point of beginning, containing 3436 square feet.

THIS IS IMPROVED PROPERTY which has the address of 3814 Charlotte Avenue, Nashville, TN 37209.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

WITNESS MY SIGNATURE hereto this 10th day of May, 2016.

TAMAY OZARI

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TAMAY OZARI**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of May, 2016.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/29/19

****

The actual consideration given for this transfer is **$ - 0 - .**

AFFIANT

Sworn to and subscribed to before me this 10th day of May, 2016.

NOTARY PUBLIC

GREGORY S. GILL
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

My commission expires: 10/29/19