This Instrument prepared by and after recording return to:

Christopher J. Raybeck, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

BILL GARRETT, Davidson County
Trans:T20160044768 DEEDQC
Recvd: 05/26/16 16:21 4 pgs
Fees:22.00 Taxes:0.00
20160526-0053381

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
E40 Downtown LLC **140 Dixie Avenue** **Lebanon, Tennessee 37090-5358**	**09310035500**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RICHARD LEE BOGLE (as to a ½ undivided interest) and KENNETH DURRELL SMITH (as to a ½ undivided interest), as tenants in common** (collectively, the "Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **E40 DOWNTOWN LLC, a Tennessee limited liability company**, (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property known as 529 4th Avenue South, Nashville, Davidson County, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 25th day of May, 2016.

GRANTOR:

Richard Lee Bogle

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared RICHARD LEE BOGLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of May, 2016.

Notary Public

My Commission Expires: 9-11-2017

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

GRANTOR:

Kenneth Durrell Smith

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared KENNETH DURRELL SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of May, 2016.

Notary Public

My Commission Expires: 9-11-2017

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 25th day of May 2016.

NOTARY PUBLIC

My Commission Expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being land in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee being located on the westerly side of 4th Avenue South, north of Lea Avenue, being Parcel 355 as shown on Metropolitan Property Map No. 93-10 and being more particularly described as follows:

Beginning in the westerly right-of-way line of 4th Avenue South, N 27°19' 24" W, 80.00 feet from the northwesterly corner of the intersection of 4th Avenue South and Lea Avenue:

THENCE, leaving said right-of-way line and with the southerly line of Parcel 355, S 62°43'48" W, 165.00 feet to the easterly right-of-way line of Alley No. 146:

THENCE, with said Alley right-of-way line, N 27°19'24" W, 40.00 feet to the northwesterly corner of Parcel 355:

THENCE, leaving said Alley and with the northerly line of said Parcel 355, N 62°43'48" E, 55.68 feet to the rear wall of building located on Parcel 356:

THENCE, with said building wall S 27°12'33" E, 3.56 feet to the center line of a party wall:

THENCE, with the center line of said party wall the following calls:

N 63°02'44" E, 19.92 feet,
N 61° 46'25" E, 74.79 feet to the end of said party wall.

THENCE, with the front wall of building located on Parcel 356, N 26°43'33" W, 2.42 feet:

THENCE, leaving said building wall and along the common line between Parcel 355 and Parcel 356, N 62°43'48" E, 14.60 feet to the westerly right-of-way line of 4th Avenue South:

THENCE, with said westerly right-of-way line, S 27°19'24" E, 40.00 feet to the Point of Beginning.

Containing 6,301 square feet, or 0.14 acres, more or less, pursuant to that ALTA/NSPS Land Title Survey prepared by Brad Tyson Thomas, TN RLS No. 2431, of Barge Waggoner Sumner & Cannon, Inc., dated May 17, 2016, Job No. 3637600

Being the same property conveyed to E40 DOWNTOWN, LLC, a Tennessee limited liability company from RICHARD LEE BOGLE (as to a ½ undivided interest) and KENNETH DURRELL SMITH (as to a ½ undivided interest), as tenants in common, by Special Warranty Deed of record at Instrument No. 20160526-0053380, Register's Office for Davidson County, Tennessee.

TOGETHER with beneficial rights as set forth in the Party Wall Agreement of record in Book 9600, Page 879, of said Register's Office.