BILL GARRETT, Davidson County
Trans:T20160048113 DEEDQC
Recvd: 06/07/16 14:54 4 pgs
Fees:22.00 Taxes:0.00
20160607-0057494

THIS INSTRUMENT PREPARED BY:
Steven T. Morris
202 South 11th Street
Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
1206 Development Partners, LLC 209 29th Avenue North; Ste. 150 Nashville, Tennessee 37203	SAME	082-09-0-278.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DEAN & JOANIE DIXON,** husband and wife, individuals (hereinafter collectively the "Granter"), by these presents do hereby quitclaim and convey unto **1206 DEVELOPMENT PARTNERS, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all his/her/their right, title and interest in and to the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property known as 1206 6th Avenue North located in Nashville, Davidson County, Tennessee, 37208.

Signature page follows.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2ND day of June, 2016.

DEAN DIXON

JOANIE DIXON

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, Steven T. Morris, a Notary Public of said County and State, personally appeared **DEAN DIXON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the maker, and who further acknowledges that he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 2ND day of June, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, Steven T. Morris, a Notary Public of said County and State, personally appeared **JOANIE DIXON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the maker, and who further acknowledges that he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 2ND day of June, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00, recording charges paid at instrument number 20160607-0057493.

AFFIANT

Subscribed and sworn to before me this 2ND day of June, 2016.

Notary Public

My Commission Expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

EXHIBIT A

LEGAL LAND DESCRIPTION

Being a parcel of land in the 19th Council District of Davidson County, Tennessee, said parcel being Tract No. 3 of the Dean & Joanie Dixon Property as recorded in Deed Book (DB) 10406, page 553 Register's Office Davidson County, Tennessee (RODCT), said parcel also being generally described as being east of and adjacent of 6th Avenue North, south of Monroe Street, West of North 5th Avenue, and north of Madison Street, said parcel being more particularly described as follows:

Beginning at an iron pin old, (½" rebar capped Cherry), said pin being a corner of the Germantown Madison Square, LLC property as recorded in MA-20061019-0129740 RODCT, said pin also bearing Tennessee State Plane Coordinates with a northing of 671333.18 and an easting of 1735529.92 North American Datum 83/Grid North, said pin also being N 13°03' W for a distance of 99 feet, more or less, from the centerline intersection of said 6th Avenue North, and said Madison Street, said pin also being the southern corner of the herein described parcel;

Thence with the eastern right of way of said 6th Avenue North, N 27°23'09" W for a distance of 69.98 feet to an iron pin old, (a ½" rebar capped), said pin being the southern corner of the Charles May property as recorded in DB-20130321-0027876 RODCT, said pin also bearing Tennessee State Plane Coordinates with a northing of 671395.32 and an easting of 1735497.73 North American Datum 83/Grid North, said pin also being the western corner of the herein described parcel;

Thence leaving said right of way along the southeastern boundary line of said Charles May's property, N 62°59'42" E for a distance of 110.01 feet to an iron pin new, (a ½" rebar capped Elliott), said pin being at the terminus of Alley #220's Right of way, (12 feet wide), said pin also bearing Tennessee State Plane Coordinates with a northing of 671445.28 and an easting of 1735595.75 North American Datum 83/Grid North, said pin also being the northern corner of the herein described parcel;

Thence leaving said boundary line and along the terminus of said Alley #200, S 27°23'13" E for a distance of 12.00 feet to a point, said point being a corner of said Germantown Madison Square, LLC property;

Thence leaving said terminus and along the boundary lines of said Germantown Madison Square, LLC property the following two (2) calls, S 27°23'13" E for a distance of 58.04 feet to an iron pin old, (a ½" rebar capped Cherry), said pin bearing Tennessee State Plane Coordinates with a northing of 671383.08 and an easting of 1735627.97 North American Datum 83/Grid North, said pin also being the eastern corner of the herein described parcel;

Thence S 63°01'31" West for a distance of 110.01 feet to the point of beginning, said parcel containing 7,702 Square Feet or 0.177 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.
Parcel containing 18,093.88 Square Feet or 0.42 Acres more or less.

Being the same property conveyed to DEAN DIXON & JOANIE DIXON by warranty deed from METROPOLITAN DEVELOPMETN AND HOUSING AGENCY of record in Book 10406, Page 553, dated April 4, 1997, Register's Office for Davidson County, Tennessee.