BILL GARRETT, Davidson County
Trans:T20160053615 DEEDQC
Recvd: 06/23/16 11:51 3 pgs
Fees:17.00 Taxes:0.00
20160623-0064121

**THIS INSTRUMENT PREPARED BY:**

CATHERINE H. GWYN
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF SOUTH CAROLINA )
COUNTY OF CHARLESTON )

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2016.

Notary Public

My Commission Expires: 2/14/22

HEATHER FELICCIA NOTARY PUBLIC SOUTH CAROLINA

Address New Owner As Follows:
c/o Baldwin & Associates, LLC
Attn: Christian Moore
210 Wingo Way, Suite 200
Mount Pleasant, SC 29464

Send Tax Bills To:
New Owner

Map-Parcel Number:
082-14-0-074.00

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **BRS HOLDINGS, LLC, a South Carolina limited liability company** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **LANSTAR, LLC, a Georgia limited liability company**, an undivided sixty-six and two thirds percent ($66^{2/3}\%$) right, title and interest of

Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod, at the intersection of the westerly right-of-way line of Second Avenue North, and the northerly right-of-way line of CSX Transportation Railroad;

Thence leaving the westerly right-of-way line of Second Avenue North, with the northerly right-of-way line of CSX Transportation Railroad, South 58 deg. 28 min 38 sec West, 289.85 feet to an iron rod set at the intersection with the easterly right-of-way line of Third Avenue North.

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly right-of-way line of Third Avenue North, North 31 deg 46 min 44 sec West 68.68 feet to an "X" in concrete, at a corner common with the property of Tennessee Education Association, as of record in Deed Book 8167, page 494, at the Register's Office for Davidson County, Tennessee.

Thence leaving the easterly right-of-way line of Third Avenue North, with the southerly property line of Tennessee Education Association, North 58 deg 19 min 13 sec East, 145.03 feet to an iron rod set;

Thence with the easterly property line of Tennessee Education Association, North 32 deg 00 min 07 sec West, 130.03 feet to an existing iron rod;

Thence with the southerly property line of Tennessee Education Association, North 58 deg 20 min 07 sec East, 145.50 feet to an existing iron rod in the westerly right-of-way line of Second Avenue North;

Thence with the westerly right-of-way line of Second Avenue North, South 31 deg 43 min 45 sec East, 199.46 feet to the POINT OF BEGINNING. Containing 38,900 square feet or 0.893 acres more or less.

Being the same property conveyed to BRS Holdings, LLC, a South Carolina limited liability company, by deed from Bobby Price, as to an undivided 50% interest and Roger Baskin, as to an undivided 50% interest, as tenants in common, of record in Instrument No. 20080827-0087893, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Second Avenue North, Nashville, TN 37201.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

[Signatures on the following pages]

**WITNESS** my hand this 21st day of June, 2016.

BRS HOLDINGS, LLC,
a South Carolina limited liability company

By: _____
Barton A. Proctor, Manager and Liquidator

STATE OF SOUTH CAROLINA )
COUNTY OF CHARLESTON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barton A. Proctor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Manager of and Liquidator for 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 21st day of June, 2016.

_____
Notary Public

My Commission Expires: 5/23/2021

SHAWN R. WILLIS NOTARY PUBLIC SOUTH CAROLINA