Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Third & Lea Partners, LLC 523 Third Ave S Nashville, TN 37202	Map 93-11, Parcel 132	New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BARGE, WAGGONER, SUMNER AND CANNON, INC.**, a Tennessee corporation ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **THIRD & LEA PARTNERS, LLC,** a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said land, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,846,050.

Affiant

Subscribed and sworn to before me this 23 day of June, 2016.

Notary Public

My Commission Expires:
11-5-19

DIANNE M. MCDERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160054257 DEEDQC
Recvd: 06/24/16 15:20 3 pgs
Fees:18.00 Taxes:17930.39
20160624-0064913

IN WITNESS WHEREOF, Grantor has executed this deed on June 23, 2016.

GRANTOR:

BARGE, WAGGONER, SUMNER AND CANNON, INC.

By: _____
Robert B. Higgins, Jr., President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dustin M. Bryson, Notary Public, Robert B. Higgins, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of BARGE, WAGGONER, SUMNER AND CANNON, INC., a Tennessee corporation, the within named bargainor and that he is authorized to execute this instrument on behalf of said limited liability.

WITNESS my hand, at office, this 23 day of June, 2016.

DUSTIN M. BRYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

10.07.2019
My Commission Expires

EXHIBIT A

DESCRIPTION OF LAND

Being land in the 19th Councilmanic District, Urban Services District of Nashville, Davidson County, Tennessee, being located between 3rd Avenue South and 4th Avenue South, and between Lea Avenue and Elm Street, also being Lot 1 of the "Consolidation of BWSC SoBro", of record in Instrument No. 20160623-0064308, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING on a new iron rod on the westerly right-of-way margin of 3rd Avenue South and the southerly right-of-way margin of Lea Avenue;

THENCE, leaving Lea Avenue with said westerly right-of-way the following four calls: S 22°21'21" E, 148.77 feet to a new iron rod;

THENCE, S 22°47'44" E, 30.09 feet to a new iron rod;

THENCE, S 24°04'20" E, 29.81 feet to a new iron rod;

THENCE, S 25°57'43" E, 65.25 feet to a new iron rod on the northerly line of Treglown Patton Warner of record in Book 9276, page 498;

THENCE, leaving said westerly right-of-way with Treglown Patton Warner S 62°06'22" W, 129.00 feet to a new PK nail on the easterly right-of-way margin of Alley No. 147;

THENCE, leaving Treglown Patton Warner with said alley the following three calls:

THENCE, N 27°24'58" W, 27.99 feet to a new iron rod;

THENCE, N 22°51'59" W, 146.71 feet to a new iron rod;

THENCE, N 22°44'59" W, 117.62 feet to a new iron rod on the aforementioned southerly right-of-way margin of Lea Avenue;

THENCE, leaving said Alley with said southerly right-of-way margin N 70°19'16" E, 127.89 feet to the POINT OF BEGINNING.

Containing 36,090 square feet or 0.83 Acre, more or less.

BEING the same property conveyed to Barge Waggoner Sumner & Cannon, Inc., by deed of record in Book 10365, Page 309, in the Register's Office for Davidson County, Tennessee.