THIS INSTRUMENT PREPARED BY:

Thomas W. Shumate IV
Meridian Law, PLLC
2002 Richard Jones Road, Suite B-200
Nashville, TN 37215

Owner/Responsible Taxpayer:

Warner Partners, LP
C/O Edward Q. Warner
521 8th Avenue South, Suite 303
Nashville, TN 37203-4240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

BILL GARRETT, Davidson County
Trans:T20160058932 DEEDQC
Recvd: 07/11/16 13:48 2 pgs
Fees:12.00 Taxes:0.00
20160711-0070761

QUITCLAIM DEED

This deed made on the 28 day of June, 2016, by **Warner Partners, LP**, a limited partnership organized and existing under the laws of the State of Tennessee, having its principal place of business at 521 8th Avenue South, ste 303, Nashville, Davidson County, Tennessee 37203, Grantor, to **Warner Partners, LP**, of 521 8th Avenue South, ste 303, Nashville, Davidson County, Tennessee 37203, Grantee for the purpose of combining two parcels to create and to record one map and parcel number for development and tax purposes.

Grantor, in consideration of $10.00 to it paid by Grantee, does release and forever quitclaim to Grantee all its right, title, and interest in and to the following-described parcel of real estate, situated in Davidson County, Tennessee:

Tract 1: (known as 1123 Third Avenue, South, Nashville, TN)

Land in Davidson County, Tennessee, being the northerly 40 feet of the southerly 48 feet, 7 ½ inches, of Lot No. 19 on the Plan of W.W. Sullivan's Subdivision of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the westerly side of Third Avenue, South, and runs back between parallel lines 140 feet, more or less, to an alley.

Tract 2: (known as 308 Chestnut Street, Nashville, TN)

Land in Davidson County, Tennessee, being all of Lot No. 20 and the southerly 8 feet, 7 ½ inches of Lot No. 19 on the Plan of W.W. Sullivan's Addition, as of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 and part of Lot No. 19 adjoin and front together 70 feet on the westerly side of Third Avenue, South, formerly called College Street, and extends back on the southerly line along the northerly side of Chestnut Street 141.5 feet to a spike, and extends back on the northerly line 141.6 feet to a spike, measuring

70 feet across the rear line which lies on the margin of an alley.

Being the same property conveyed to Edward Quinn Warner and wife, Betty S. Warner, by deed from Barbara L. Ingram, of record in Book 10363, page 985, Register's Office for Davidson County, Tennessee; Edward Quinn Warner having since died, followed by the death of Betty S. Warner. Also being the same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q. Warner, Jr. And Scott P. Warner of record as Document Number 20081015 0103963, said Register's Office.

This is improved property known as 1123 Third Avenue, South, Nashville, Tennessee 37210 and 308 Chestnut Street, Nashville, Tennessee 37210.

In Witness Whereof, Grantor has caused this instrument to be signed by its duly authorized officers on the date first written above. I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

WARNER PARTNERS, LP

BY: _____

Its: GEN PARTNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn before me this the 28 day of June, 2016.

_____
Notary Public

October 7, 2019
My commission expires:

JACKIE J WARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____ Affiant
Subscribed and sworn before me this the
11 Day of July, 2016.
_____, Deputy Register