Davidson County DEEDQC
Recvd: 07/26/16 12:15 5 pgs
Fees:27.00 Taxes:0.00
20160726-0076814

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 25th day of July, 2016. Notary Public My Commission Expires: 1-8-2019

Address New Owner:	Send Tax Bills To:	Map and Parcel:
515 4th Ave S, LLC c/o Talbott P. Ottinger McKenzie Laird, PLLC 3835 Cleghorn Avenue, Suite 250 Nashville, TN 37215	New Owner	093-10-359, 093-10-360, 093-10-361, 093-10-362, 093-10-363, 093-10-364 and 093-10-365

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RANGER II, LLC**, a Delaware limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **515 4th AVE S, LLC**, a Tennessee limited liability company ("**Grantee**"), certain improved real property located at **515-519 4th Ave S, Nashville, Davidson County, Tennessee 37210**, as more particularly described on Exhibit A hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2016.

RANGER II, LLC

By: _____
Talbott Ottinger
Its: Authorized Representative

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

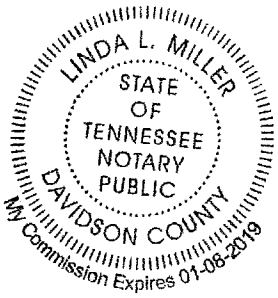
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Talbott Ottinger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Authorized Representative of Ranger II, LLC**, and he is authorized by **Ranger II, LLC** to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 25th day of July, 2016.

Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 01-08-2019

EXHIBIT A

Legal Description

PARCEL A – Map and Parcel 093-10-359

TRACT I: A certain lot on the west side of Fourth Avenue, South in the City of Nashville, Davidson County, Tennessee, beginning in the center of a three foot alley, passing between a brick house formerly belonging to Thomas T. Harrison and the frame house erected on the lot herein conveyed; running thence southwardly along the west margin of Fourth Avenue, South, 17 feet 9 inches to Jacob McGavock's lots, which was formerly the property of Mary C. Considine; thence at right angles to Fourth Avenue, South 165 feet, westward to an alley; thence with said alley northward 17 feet 9 inches to a point opposite the beginning, thence eastward 165 feet to the beginning.

TRACT II: A certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being a certain lot and the improvements thereon situated in the City of Nashville, Tennessee, and bounded and described as follows:

Beginning on the western margin of South Cherry Street, Nashville, Tennessee, at the northeastern corner of the 70 foot lot conveyed to Mrs. M. M. Todd by the other heirs of Jacob McGavock by deed recorded in Book No. 62, page 154, in the Register's Office for Davidson County, Tennessee; running thence westwardly along the northern line of said 70 foot lot, 165 feet, more or less, to the back line of said lot; thence southwardly and parallel to Cherry Street, 35 feet; thence eastwardly and parallel with the first line above described, 165 feet, more or less, to Cherry Street; thence northwardly along the west margin of Cherry Street, 35 feet to the beginning, being the northern half of the 70 foot lot on South Cherry Street, conveyed to Mrs. M. M. Todd as above stated, and being part of Lot A in the Barrow Grove Plan.

Being the same property conveyed to Ranger II, LLC, a Delaware limited liability company, by Quitclaim Deed from Gilmore Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20150401-0028383 in the Register's Office for Davidson County, Tennessee.

PARCEL B – Map and Parcel 093-10-360

Being a tract of land in Davidson County, Tennessee, more particularly described as follows:

Beginning on the westerly margin of 4th Avenue South formerly Cherry Street at the northeast corner of the property conveyed to Hannah Considine by deed from Thomas T. Harrison of record in Book 44, page 284, Register's Office for said County; thence with said Avenue northwardly 60 feet to the southerly margin of an alley; thence with the said alley westwardly 165 feet to the easterly margin of another alley; thence with the last mentioned alley southwardly 60 feet to the northwest corner of said Considine property; thence with the northerly line of same, eastwardly 165 feet to the beginning.

Being the same property conveyed to Ranger II, LLC, a Delaware limited liability company, by Quitclaim Deed from Gilmore Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20150401-0028383 in the Register's Office for Davidson County, Tennessee.

Together with that portion of an alley abutting the above described property as closed by Metro Ordinance Bill No. 082-1106.

PARCEL C – Map and Parcel Nos. 093-10-361, 362, 363, 364 and 365

Contiguous tracts or parcels of land located at Fourth Avenue South and Peabody, Nashville, Davidson County, Tennessee, more particularly described as follows:

TRACT 1: A lot or parcel of land in South Nashville, Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of Fourth Avenue South, formerly Cherry Street, and the first alley south of Peabody Street; thence with the westerly margin of Fourth Avenue South northwardly 30 feet to the southeast corner of the property conveyed to Elizabeth Mooney, by deed from Dora S. Currey, of record in Book 1011, page 389, Register's Office for said County; thence with Mooney's southerly line, westwardly 165 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 30 feet to the northerly margin of another alley; thence with the said last mentioned alley, eastwardly 165 feet, more or less to the beginning.

TRACT 2: Land in Davidson County, Tennessee, described as follows:

Beginning at the southwest intersection of Fourth Avenue South and Peabody Street; thence with the westerly margin of Fourth Avenue South in a southerly direction 160 feet, more or less, to an iron pin in the northeast corner of property conveyed to Jean Gabrielson by deed from Posey Rose Scott and husband, W. K. Scott, as of record in Book 1516, page 27, Register's Office for Davidson County, Tennessee; thence with the north line of said property westerly, parallel to Peabody Street 170 feet, more or less, to the easterly margin of an alley; thence with margin of said alley, northerly 160 feet, more or less, to a point in the southerly margin of Peabody Street, said point being the southeasterly intersection of Peabody Street and said alley; thence with the southerly margin of Peabody Street, in a northeasterly direction 170 feet, more or less, to the point of beginning.

Being the same property conveyed to Ranger II, LLC, a Delaware limited liability company, by Quitclaim Deed from Gilmore Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20150401-0028383 in the Register's Office for Davidson County, Tennessee.