Davidson County DEEDQC
Recvd: 07/26/16 12:17 4 pgs
Fees:22.00 Taxes:0.00
20160726-0076815

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

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

Address New Owner:	Send Tax Bills To:	Map and Parcel:
522 4th Ave S, LLC c/o Talbott P. Ottinger McKenzie Laird, PLLC 3835 Cleghorn Avenue, Suite 250 Nashville, TN 37215	New Owner	093-100-445.00 and 093-100-446.00

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 **522 4th AVE S, LLC**, a Tennessee limited liability company ("**Grantee**"), certain improved real property located at **522 & 524 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.

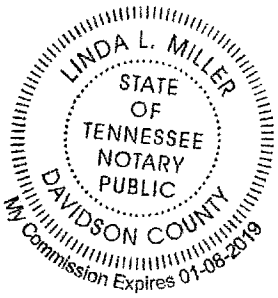
Talbott P. Ottinger

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
My Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of R.B. Owens' Lots, fronting on Cherry Street in the City of Nashville, 50, bounded as follows:

Beginning at the intersection of a 12 foot alley, and Cherry Street, running southwardly with a line of said street 50 feet to a stake; thence eastwardly parallel with said 12 foot alley, 142 feet to one other 12 foot alley; thence northwardly with said alley 50 feet, more or less, to the first named 12 foot alley; thence westwardly with said alley, to the beginning.

Being the same property conveyed to Ranger II, LLC, a Delaware limited liability company, from William J. Clinard and wife, Sally C. Clinard, by deed of record in Instrument No. 20150205-0010907, in the Register's Office for Davidson County, Tennessee.

Tract II:

Being a part of Lots Nos. 3 and 4 on the plan of R.B. Owens' Lots of record in Book 18, Page 1, Register's Office for said county, described as follows:

Beginning at a point in the northeast margin of 4th Avenue South, formerly Cherry Street, said point being 50 feet south on the southeast intersection of said 4th Avenue South and a 12 foot alley and being the southwest corner of the property conveyed to F.H. Clinard, Jr. by deed of record in Book 5123, page 772, Register's Office for said County; thence with the southeast line of Clinard in a northeasterly direction 142 feet, more or less, to a point, said point being the southeast corner of Clinard; thence in a northwesterly direction with the northeast line of Clinard 50 feet, more or less, to a point the in the southeast margin of a 12-foot alley, said point being the northeast corner of Clinard; thence in a northeasterly direction with said southeast line of said alley 54 feet, more or less, to the point in the southwest margin of a 12-foor alley, thence with said southwest margin of said alley in a southeasterly direction 91 feet 8 inches to a point in said alley, said point being the northeast corner of property conveyed to J.C. McCloud by deed of record in Book 5206, page 899, said Register's Office; thence with said McCloud southeast line in a southwesterly direction 172 feet, more or less, to a point in the northeast margin of 4th Avenue South, said point being the northwest corner of McCloud; thence with the northeast margin of 4th Avenue South in the northwesterly direction 43 feet, more or less, to the point of beginning.

Being the same property conveyed to Ranger II, LLC, a Delaware limited liability company, from William J. Clinard and wife, Sally C. Clinard, by deed of record in Instrument No. 20150205-0010907, in the Register's Office for Davidson County, Tennessee.