QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans: T20160070253 DEEDQC Recvd: 08/12/16 15:52 2 pgs Fees: 12.00 Taxes: 0.00 20160812-0084387	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 2016 Notary Public MY COMMISSION EXPIRES: 05/03/2020 (AFFX SEAL)
B-MSM-06-641	

RACHAEL C. McMICHAEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Brewer, Krause, Brooks & Chastain, PLLC
611 Commerce Street, Suite 2600, The Tower
Nashville, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troubadour Entertainment, LLC	**Troubadour Entertainment, LLC**	**09306402200** **09306402300**
(NAME)	(NAME)	
5484 Lickton Pike	**5484 Lickton Pike**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HERREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **ALTON ROSS, JR., AND TIMOTHY STEVEN SMITH** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TROUBADOUR ENTERTAINMENT, LLC**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND LOCATED IN THE NINETEENTH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON BROADWAY BETWEEN THIRD AVENUE SOUTH AND FOURTH AVENUE SOUTH, BEING PART OF LOTS 11, 12, AND 21 ON THE FIRST PLAN OF DAVIDSON ACADEMY LOTS, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY RIGHT-OF-WAY OF BROADWAY SOUTH 62 DEG. 30 MIN 00 SEC. WEST, 180.75 FEET FROM THE WESTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY NORTH 62 DEG. 30 MIN. 00 SEC. EAST 49.75 FEET OT A NORTHWESTERLY CORNER OF SERVICE REALTY COMPANY, INC., PROPERTY OF RECORD IN DEED BOOK 3909, PAGE 944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY BOUNDARY OF SAID SERVICE REALTY COMPANY, INC., PROPERTY AND JOHN DAVID BUFFINGTON, ET AL PROPERTY OF RECORD DEED BOOK 8123, PAGE 781, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SOUTH 27 DEG. 04 MIN. 13 SEC. EAST 268.00 FEET TO AN IRON ROD IN THE NORTHERLY BOUNDARY OF JAMES O. HASTINGS, JR., ET UX ANNIE R. HASTINGS PROPERTY OF RECORD AS INSTRUMENT NO. 20020829-0104924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID BOUNDARY SOUTH 62 DEG. 30 MIN. 00 SEC. WEST 49.92 FET TO A RAILROAD SPIKE IN THE EASTERLY RIGHT-OF-WAY OF A 12 FOOT ALLEY; THENCE WITH SAID RIGHT-OF-WAY AND THE EASTERLY BOUNDARIES OF TONY CARTER TODD PROEPRTY OF RECORD IN DEED BOOK 5945, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LOUIS B. TODD, JR., PROPERTY OF RECORD AS INSTRUMENT NO. 20030109-0004230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; NORTH 27 DEG. 02 MIN. 00 SEC. WEST, 268.00 FEET TO THE BEGINNIGN. CONTAINING 13,355.5 SQUARE FEET OR 0.3066 ACRE, MORE OR LESS.

BEING SAME PROEPRTY CONVEYED TO FURNITURE CENTER PARKING LOT, INC, BY DEED FROM SAM BELL WALKER AND WIFE, GRACE FRIERSON WALKER OF RECORD IN BOOK 4776, PAGE 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Source of title: 20030801-0109561

This is
( ) unimproved
(X) improved

property known as 313 and 315 BROADWAY, NASHVILLE, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 11th day of August, 2016.

ALTON ROSS, JR.

TIMOTHY STEVEN SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alton Ross, Jr., and Timothy Steve Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2016.

Notary Public

My Commission Expires: 03/03/2020

RACHAEL C. McMICHAEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Brewer, Krause, Brooks & Chastain, PLLC
ATTN: Steven J. Meisner, Esq.
611 Commerce Street, Suite 2600, The Tower
Nashville, TN 37203