This instrument was prepared by:

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BILL GARRETT, Davidson County
Trans:T20160074164 DEEDQC
Recvd: 08/25/16 09:10 4 pgs
Fees:22.00 Taxes:0.00
20160825-0088903

QUITCLAIM DEED

Address of New Owner(s):	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
18th & CHET, LLC 54 Music Square East, Suite 250 Nashville, Tennessee 37203	18th & CHET, LLC 54 Music Square East, Suite 250 Nashville, Tennessee 37203	092-16-0-358-00

STATE OF OKLAHOMA)
)
COUNTY OF Oklahoma)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Clayton Mon
Affiant

SWORN TO AND SUBSCRIBED before me, this 23rd day of August, 2016.

JANIS L. ROBERTS NOTARY PUBLIC # 00006752 EXP. 05/22/20 STATE OF OKLAHOMA

Janis L. Roberts
Notary Public

My Commission Expires: May 22, 2020

WHEREAS, JOE E. DIXON SR. LIVING TRUST DATED MAY 8, 2001 (the "Grantor") wishes to convey that certain tract of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to 18th & CHET, LLC, a Tennessee limited liability company (the "Grantee"); and

This is improved property located at 812 18th Avenue South, Nashville, Tennessee 37203.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00), the Grantor hereby quitclaims and conveys unto Grantee and its successors and assigns, all of Grantor's right, title, and interest in and to the Property and the improvements located thereon, if any.

[SIGNATURE PAGE FOLLOWS]

Witness my hand as of this 24th day of August, 2016.

GRANTOR:

JOE E. DIXON SR. LIVING TRUST DATED MAY 8, 2001

By: Joe Edixon Sr

Print Name: Joe E. Dixon

Title: Trustee

STATE OF NEVADA)
)
COUNTY OF Clark)

Before me, Becky Brown, a Notary Public of said County and State, personally appeared JOE E. DIXON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee (or other officer authorized to execute the instrument) of Joe E. Dixon Sr. Living Trust dated May 8, 2001, a revocable living trust, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in Las Vegas, this 23rd day of August, 2016.

Becky Brown
Notary Public

My Commission Expires: Sept. 24, 2017

BECKY BROWN
Notary Public, State of Nevada
Appointment No. 01-70764-1
My Appt. Expires Sep 24, 2017

EXHIBIT A

Property Description

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee, and being Lots 113 - 118 of O.B. Hayes Plan as recorded in Plat Book 1, Page 69, Chancery Court Clerk Office for Davidson County, Tennessee. Tract being bounded on the west by the eastern Right of Way (ROW) of 18th Avenue South (60' ROW), bounded on the north by University House Condominium as recorded in Instrument Number 20070418-0046460, Register's Office of Davidson County, Tennessee, bounded on the east by the western ROW of Alley #444 (16' ROW) and bounded on the south by the northern ROW of Chet Atkins Place (50' ROW),

Tract being more particularly described as follows: POINT OF BEGINNING being a set point lying on the northeast ROW intersection of said Chet Atkins Place and said 18th Avenue South: thence along said eastern ROW of 18th Avenue South North 08°52'38" East 300.00 feet to a set point; thence along the common line of said University House Condominium South 82°41'15" East 150.00 feet to a set point; thence along said western ROW of Alley #444 South 08°52'38" West 300.00 feet to a set point; thence along said northern ROW of Chet Atkins Place North 82°41'15" West 150.00 feet to the point of beginning.

Tract contains 44,984 square feet or 1.03 acres, described according to an ALTA/NSPS Land Title and Topograhic Survey, dated March 16, 2016, last revised August 24, 2016, prepared by L. Brandon Lambert, Tennessee No. 2828, Littlejohn, an S & ME Company, 1935 21st Avenue South, Nashville, Tennessee 37212, Job No. 20150395.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to FRANK P. DIXON AND WIFE, VELMA L. DIXON, AN UNDIVIDED SIX-TENTHS (6/10THS) INTEREST AND JOE E. DIXON AND WIFE, RUTH DIXON, AN UNDIVIDED FOUR-TENTHS (4/10THS) INTEREST, by deed from JOE E. DIXON, INC., A TENNESSEE CORPORATION, of record in Book 2548, Page 514, dated June 28, 1956, Register's Office for Davidson County, Tennessee. FRANK P. DIXON AND WIFE, VELMA L. DIXON have since conveyed their six-tenths (6/10ths) interest in said property to JOE E. DIXON AND WIFE, RUTH DIXON by deed of record in Book 4668, Page 706, dated December 29, 1972, said Register's Office. RUTH DIXON subsequently died on or about April 28, 1989, leaving JOE E. DIXON as the surviving tenant by the entirety. JOE E. DIXON has conveyed his interest in said property to JOE E. DIXON, SR., AS TRUSTEE OF THE JOE E. DIXON, SR. LIVING TRUST DATED MAY 8, 2001, by quitclaim deed of record in Instrument No. 20020306-0028155, dated February 14, 2002, said Register's Office.