BILL GARRETT, Davidson County
Trans:T20160078535 DEEDQC
Recvd: 09/07/16 16:05 3 pgs
Fees:17.00 Taxes:0.00
20160907-0094310

THIS INSTRUMENT PREPARED BY:
C. Hunter Kitchens, Esq.
421 Church Street
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
CJ Clifton Partners, LLC 421 Church Street Nashville, Tennessee 37203	CJ Clifton Partners, LLC 209 29th Avenue North; Ste. 150 Nashville, Tennessee 37211	092-10-0-331.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. CALISTER TURNER, III,** a married individual (hereinafter "Granter"), by these presents do hereby quitclaim and convey unto **CJ CLIFTON PARTNERS, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all his/her/their right, title and interest in and to the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property known as 615 26th Avenue North located in Nashville, Davidson County, Tennessee, 37209.

Signature page follows.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of September, 2016.

H. Calister Turner, III by
William L. Alderson

H. CALISTER TURNER, III, by William Alderson, his Attorney-in-Fact

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

On this 2 day of September, 2016, before me personally appeared William Alderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of H. Calister Turner, III, and who acknowledged that he executed the same as the free act and deed of H. Calister Turner, III.

Witness my hand and seal, at Office, this 2 day of September, 2016.

Brandy Gomaz

Notary Public

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/11/17

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Brandy Gomaz

AFFIANT

Subscribed and sworn to before me this 2nd day of September, 2016.

Connie Cantrell

Notary Public

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

My Commission Expires: _____

EXHIBIT A

LAND DESCRIPTION

Being a tract of land in situate in Davidson County, Tennessee, being all of Lot 1 and a portion of Lot 2 on the Plan of McEwen Plan of Lots, as of record in Plan Book 1, page 124, Chancery Court at Nashville, Tennessee, being more particularly described as follows:

Beginning at a magnetic nail (new) at the intersection of the easterly right-of-way of 26th Avenue North (formerly Hyde's Ferry Pike-a 40 foot right-of-way) with the southerly right-of-way of Clifton Avenue (a 40 foot right-of-way), having Tennessee State Plane Coordinates (NAD 83) of Northing 665324.30, Easting 1727851.68;

Thence, leaving the easterly line of said 26th Avenue North right-of-way and with the southerly line of said Clifton Avenue right-of-way South 82 degrees 52 minutes 25 seconds East for a distance of 188.11 feet to an iron rod (old) in the westerly margin of a 16 foot wide alley;

Thence, leaving the southerly line of said Clifton Avenue and with the westerly line of said alley, South 04 degrees 41 minutes 45 seconds West for a distance of 174.37 feet to an iron rod (new), being the northeast corner of the Judy Johnson Shelton property (Instrument No. QC-00007904 0000057), said rod also having Tennessee State Plane Coordinates of Northing 665127.18 Easting 1728024.06;

Thence, leaving the westerly margin of said 16 foot alley and with the northerly line of said Shelton property, North 85 degrees 55 minutes 00 seconds West for a distance of 188.19 feet to an iron rod (old) in the easterly right-of-way of said 25th Avenue North, being the northwest corner of said Shelton property;

Thence, leaving said Shelton property and with the easterly line of said 26th Avenue North right-of-way North 4 degrees 46 minutes 18 seconds East, passing a capped iron rod (old) marked "volunteer" at 50.00 feet, for a total distance of 184.36 feet to the point of beginning, containing 33,732 square feet or 0.774 acres, more or less. Said property being subject to covenants, restrictions, easements and rights-of-way of record and not of record.

Clint T. Elliott, TN RLS # 2347
August 24, 2016