| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| 711M, LLC<br>2515 Nolensville Pike<br>Nashville, Tennessee 37211<br>Attention: Adam Leibowitz | Map-Par. Nos. 082-16-0-014.00 | 711M, LLC<br>2515 Nolensville Pike<br>Nashville, Tennessee 37211<br>Attention: Adam Leibowitz |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KATHERINE L. HARDCASTLE, an individual resident of the State of Tennessee (the "Grantor"), by these presents hereby sells, assigns and quitclaims to 711M, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 711 Main Street, Nashville, Tennessee.

The Property is conveyed subject to the real estate taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160081565 DEEDQC
Recvd: 09/16/16 15:54 3 pgs
Fees:17.00 Taxes:0.00
20160916-0097819

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 15 day of September, 2016.

STEPHANIE G. COLVIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 6, 2020

Notary Public
My Commission Expires: 1/6/20

7/3882164.1

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 14 day of September, 2016.

GRANTOR:

Katherine Hardcastle
Katherine L. Hardcastle

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Stephanie G Colvin the undersigned, a Notary Public in and for said County and State, the within named KATHERINE L. HARDCASTLE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

14 WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14 day of September, 2016.

Stephanie G. Colvin
Notary Public

My Commission Expires:
1/6/20

STEPHANIE G. COLVIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 20

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a tract of land lying in Davidson County, Tennessee, also being Lots 6 and 7 on the Plan of W.L. Foster's First Addition to Edgefield, now East Nashville, as of record in Plat Book 21, Page 1, Register's Office for Davidson County, Tennessee and being more particularly described according to the ALTA/NSPS Land Title Survey of 711 and 713 Main Street, prepared by R. Scot Cherry (R.L.S., TN #1512) with Cherry Land Surveying, Inc., dated August 9, 2016, last revised August 22, 2016, as follows;

Beginning at a pk nail set on the northerly right-of-way line of Main Street at a corner common with Stephen P.C. Port, as of record in Book 8097, Page 157, at said Register's Office, said pk nail being South 65 deg 03 min 34 sec West, 285.0 feet more or less from the intersection of the northerly right-of-way line of Main Street and the westerly right-of-way line of North 8th Street;

Thence with the northerly right-of-way line of Main Street, South 65 deg 03 min 34 sec West, 100.00 feet to a pk nail set at a corner common with Ronald Alton Hasty, Trs., as of record in Deed Instrument No. 200410120122798, at said Register's Office;

Thence leaving the northerly right-of-way line of Main Street with the easterly property line of Ronald Alton Hasty, Trs., North 24 deg 50 min 01 sec West, 161.03 feet to a pk nail set on the southerly right-of-way line of Alley No. 277;

Thence with the southerly right-of-way line of Alley No. 277, North 65 deg 00 min 50 sec East, 100.00 feet to a pk nail set at a corner common with said Stephen P.C. Port;

Thence with the westerly property line of Stephen P.C. Port. South 24 deg 50 min 01 sec East, 161.11 feet to the point of beginning, containing 16,107 square feet (0.37 acres more or less).

Being the same property conveyed to 711M, LLC by Katherine L. Hardcastle, of record in 20160916-0097818 in the Register's Office for Davidson County, Tennessee.