BILL GARRETT, Davidson County
Trans:T20160088259 DEEDQC
Recvd: 10/06/16 14:29 5 pgs
Fees:27.00 Taxes:0.00
20161006-0105939

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 3rd Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. **AFFIANT** Subscribed and sworn to before me, this 5th day of October, 2016. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Number:
ECG Midtown, LLC		104 15-0-447.00
118 16th Avenue South, Suite 200	SAME	104 15-0-471.00
Nashville, TN 37203		

KNOW ALL PERSONS by these presents that **WELCH FAMILY REAL ESTATE HOLDINGS, LLC**, does remise, release and quitclaim unto **ECG MIDTOWN, LLC**, a Tennessee limited liability company, its successors and assigns, all right, title and interest owned by the undersigned in and to certain parcels or tracts of land situated in Davidson County, Tennessee, being more particularly described as follows:

TRACT I

PROPERTY LINE DESCRIPTION OF OF LOT 1, SWEETBRIAR PLACE

SUBDIVISION AS RECORDED IN FINAL PLAT OF RECORD IN BOOK 7900, PAGE 168 IN THE DAVIDSON COUNTY REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE

PROPERTY LOCATED IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE and more particularly described as follows:

Beginning at the Point of Intersection of the south R.O.W. of Beechwood Avenue (Public 50' R.O.W.) and the east R.O.W. of Twenty-First Avenue South (Public R.O.W. varies); thence S32°04'00"W along said east R.O.W. a distance of 174.53' (C=175.25') to an angle point; thence S31°48'40"W along said east R.O.W. a distance of 86.19' to a point of curvature; thence southwestwardly along a curve to the left having a radius of 40.07', a chord bearing of S17°02'07"W, a chord distance of 20.44' and an arc distance of 20.67' to a point of reverse curvature in said east R.O.W.; thence southwestwardly along a curve to the right having a radius of 47.50', a chord bearing of S05°28'02"W, a chord distance of 5.32' and an arc length of 5.32' to a point in said curve and the line dividing Lot 1 and Lot 2 of said Sweetbriar Place Subdivision; thence S87°00'40"E along said dividing line a distance of 77.85' to an angle point in said dividing line ; thence N03°01'55"E a distance of 32.96' to an angle point in said dividing line; thence S87°00'40"E a distance of 56.10' to an angle point in said dividing line; thence S03°01'55"W a distance of 12.00' to a point in the line dividing said Lot 1 and the Minter property as recorded by inst. #20160106-1377 in said Register's Office; thence S86°54'05"E along said dividing line and continuing along the north line of the "For A Song Properties LLC" (inst.#20061227-0158791) a distance of 120.00' to a point in the line dividing said Lot 1 and the Berry property (inst.#20021230-161581); thence S86°55'13"E along said dividing line and continuing along the north line of the Card property (inst.#20130628-66463) a distance of 118.98' (C=120.00') to a point in the line dividing said Lot 1 and the Hearvin property (inst.#20101028-86153); thence N03°01'55"E a distance of 10.50' to an angle point in said dividing line; thence N01°46'13"E along said dividing line a distance of 76.71' to a point in the line dividing said Lot 1 and the Howard-Davis property (inst.#20080924-97137); thence N02°10'00"E along said dividing line a distance of 149.37' (C=150.00') to a Found Iron Pin in the south R.O.W. of said Beechwood Avenue; thence N87°57'00"W along said R.O.W. a distance of 237.65' (C=238.31') to the Point of Beginning and containing 71,748 s,f. (1.654 acres) of land.

TRACT 2

PROPERTY LINE DESCRIPTION OF LOT 2, SWEETBRIAR PLACE SUBDIVISION AS RECORDED IN FINAL PLAT OF RECORD IN BOOK 7900, PAGE 168 IN THE DAVIDSON COUNTY REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE

PROPERTY LOCATED IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE and more particularly described as follows:

Commencing at the Point of Intersection of the south R.O.W. of Beechwood Avenue (Public 50' R.O.W.) and the east R.O.W. of Twenty-First Avenue South (Public R.O.W. varies); thence S32°04'00"W along said east R.O.W. a distance of 174.53' (C=175.25') to an angle point; thence S31°48'40"W along said east R.O.W. a distance of 86.19' to a point of curvature; thence southwestwardly along a curve to the left having a radius of 40.07', a chord bearing of S17°02'07"W, a chord distance of 20.44' and an arc distance of 20.67' to a point of reverse curvature in said east R.O.W.; thence southwestwardly along a curve to the right having a radius of 47.50', a chord bearing of S05°28'02"W, a chord distance of 5.32' and an arc length of 5.32' to a point in said curve and the northwest corner of said Lot 2, said point also being the Point of Beginning of the description of said Lot 2; thence continuing along said curve having chord bearing of S20°58'03"W, a chord distance of 20.22' and an arc length of 20.38' to the point of tangency in said east R.O.W. ; thence S33°15'33"W along said east R.O.W. a distance of 67.09' to a point of curvature; thence southwestwardly along a curve to the right having a radius of 48.41', a chord bearing of S48°45'33"W, a chord distance of 25.87' and an arc length of 26.19' to a point of reverse curvature; thence southwestwardly along a curve to the left having a radius of 37.20', a chord bearing of S48°45'28"W, a chord distance of 19.88' and an arc length of 20.13' o a point of compound curvature; thence southeastwardly along a curve to the left having a radius of 24.97' a chord bearing of S13°44'15"E, a chord distance of 36.52' and an arc length of 40.96' to a point in the north R.O.W. of Sweetbriar Avenue (Public 50' R.O.W.); thence S87°00'40"E along said north R.O.W. a distance of 196.18' to a found iron pin in the line dividing said lot 2 and the Minter Property as recorded by Inst. #20160106-1377 in said Register's Office; thence N03°01'55"E along said dividing line a total distance of 177.03' to a point in the line dividing said Lots 1 and 2; thence N87°00'40"W along said dividing line a distance of 56.10' to an angle point in said dividing line; thence S03°01'55"W a distance of 32.96' to an angle point in said dividing line; thence N87°00'40"W a distance of 77.85' to the Point of Beginning and containing 26,880 S.F. (0.617 acres)

*See attached

This is improved property known as 2416 and 2424 21st Avenue South, Nashville, Tennessee 37212. This description was prepared by The Bray Firm, Gean Paul Bray RLS, Tennessee License No. 965.

This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 5th day of October, 2016.

WELCH FAMILY REAL ESTATE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Terri Schmidt-Fellner, Managing Member

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI SCHMIDT-FELLNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **MANAGING MEMBER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of October, 2016.

_____
Notary Public

My Commission Expires: _____

RICHARD CARICO NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA June 8, 2018

*Being part of the same property conveyed to Welch Family Real Estate Holdings, LLC, by deed from Terri Schmidt-Fellner, Executor of the Estate of Ted Welch, deceased, et al, of record in Instrument No. 20160713-0071754, Register's Office for Davidson County, Tennessee.