This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Davidson County DEEDQC
Recvd: 10/06/16 15:40 5 pgs
Fees:27.00 Taxes:0.00
20161006-0106072

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
119 South, LLC **119 3rd Avenue South** **Nashville, Tennessee 37201**	**093-06-4-031.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EDWARD L. SMITH and wife, KAREN D. SMITH, Tennessee residents** (collectively, the "Grantor") have bargained and sold, and by these presents hereby transfer, release, relinquish, quitclaim and convey unto **119 SOUTH, LLC, a Tennessee limited liability company**, (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property known as 121 3rd Avenue South, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 6th day of October, 2016.

GRANTOR:

EDWARD L. SMITH

KAREN D. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Edward L. Smith and wife, Karen D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained, by signing their names to this instrument.

Witness my hand and official seal at office, this 6th day of October, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 6th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at a set mag nail with GS&P washer, common corner with JRC Holdings, LLC recorded in Deed Instrument Number 201410174-0095926 in the Davidson County Register of Deeds, in the western right of way of Third Avenue South sais property corner being located South 27 Degrees 12 Minutes 10 Seconds East for 218.76 from a found mag nail marking the point intersection of the western right of way of Third Avenue North and southern right of way of Broadway, thence with right of way of Third Avenue South 27 Degrees 27 Minutes 16 Seconds East for 50.06 feet to a set mag nail with GS&P washer common corner with Hastings Holdings, LLC recorded in Deed Instrument Number 200306200085765 recorded in the Davidson County Register of Deeds;;

Thence with said line South 62 Degrees 34 Minutes 35 Seconds West for 106.51 feet a set mag nail with GS&P washer common corner with JRC Holdings, LLC recorded in Deed Instrument Number 201410174-0095926 in the Davidson County Register of Deeds;

Thence with said line the following two (2) calls and distances:

1. North 27 Degrees 31 Minutes 16 Seconds West for 48.79 feet to a set mag nail with GS&P washer common;
2. North 61 Degrees 53 Minutes 34 Seconds East for 106.58 feet, a set mag nail with GS&P washer common to the Point of Beginning,

Area being 5265.72 Square Feet more or less or 0.12 Acres more or less

Source of North Tennessee Grid North-GPS -GEOID 12A (NAD 83)

Prepared by Kenneth D. Church, TN RLS 1004, Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219. (Project Number 42174.00).

Being the same property conveyed to 119 South, LLC, a Tennessee limited liability company, from Edward L. Smith and wife, Karen D. Smith, Tennessee residents, by deed of record at Instrument Number _20161006-0106071_____, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

