THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 3rd day of October 2016. Notary Public My Commission Expires:

Jennifer S. Ghanem, Esq.
Keller, Turner, Ruth,
Andrews & Ghanem, PLLC
20 Music Square W, Suite 200
Nashville, Tennessee, 37203

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel ID No.
TVB, LLC **11 Music Circle South** **Nashville, TN 37203**	New Owner	104-12-0-079.00 104-12-0-080.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TVB, LLC,** a Tennessee limited liability company ("Grantor") by these presents, does hereby quitclaim and convey unto **TVB, LLC,** a Tennessee limited liability company ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

See attached Exhibit A

WHEREAS, the purpose of this instrument is to combine two tax parcels to form one tax parcel.

This is improved property known as **1910 and 1912 21st Avenue South, Nashville, TN 37212.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

BILL GARRETT, Davidson County
Trans:T20160088619 DEEDQC
Recvd: 10/07/16 11:57 3 pgs
Fees:17.00 Taxes:0.00
20161007-0106393

Witness my hand this the 3rd day of October, 2016, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

TVB, LLC

By: _____
Louise M. Taylor, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Louise M. Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of TVB, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by such person as President.

Witness my hand, at office, this 3rd day of October, 2016.

ERICA LYNN MEYER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My commission expires: June 22, 2020

EXHIBIT A

Tract One

Land situated in the 18th Council District of Davidson County, in the city of Nashville, Tennessee, being the northerly portion of Lot Number 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Commencing at the approximate intersection of the easterly margin of 21st Avenue South and the southerly margin of Acklen Avenue, thence in a southerly direction along the easterly margin of 21st Avenue South, an approximate distance of 326 feet to a 1" iron pipe, said pipe being the northwesterly corner of Tract One, as conveyed to Gregory L. Powell in Instrument Number 20150508-0042287 in said Register's office and the point of beginning for the herein described land;

Thence along said margin, North 06 degrees 48 minutes 48 seconds East, a distance of 50.00 feet to an iron rod set, said rod being the south westerly corner of lands conveyed to the Trustees of Belmont United Methodist Church of record in Deed Book 9608, Page 527, R.O.D.C. and further depicted as Lot 1 on the Final Plat of Consolidation and Alley Right-Of-Way Abandonment for Belmont United Methodist Church Revision 1 of record in Instrument 20080425-0042233, R.O.D.C.

Thence with the southerly line of said Lot 1, South 82 degrees 09 minutes 43 seconds East, a distance of 166.89 feet to an iron rod set in the center of Alley Number 922, as abandoned by Ordinance Number BL2007-1381;

thence continuing with said Lot and along the center of said Alley, South 07 degrees 39 minutes 20 seconds West, a distance of 50.00 feet to a Mag Nail;

thence leaving said Lot and with the aforementioned Tract One, North 82 degrees 09 minutes 34 seconds West, a distance of 166.15 feet to the point of beginning, having an area of 8,325.33 square feet or 0.191 acres of land. Said land being Tract Two, as conveyed to Gregory L. Powell by Quitclaim Deed from David A. Floyd, Jr., in Instrument 20150508-0042287 in the Register's Office for Davidson County, Tennessee. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based on survey work performed by Dale and Associates in August of 2015.

Tract Two

Land situated in the 18th Council District of Davidson County, in the city of Nashville, Tennessee, being the southerly portion of Lot Number 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Commencing at the approximate intersection of the easterly margin of 21st Avenue South and the southerly margin of Acklen Avenue, thence in a southerly direction along the easterly margin of 21st Avenue South, an approximate distance of 326 feet to a 1" iron pipe, said pipe being the south westerly corner of Tract Two, as conveyed to Gregory L. Powell in Instrument Number 20150508-0042287 in said Register's office and the point of beginning for the herein described land;

Thence leaving said margin, South 82 degrees 09 minutes 34 seconds East, a distance of 173.65 feet to an iron rod set along the easterly margin of Alley Number 922, as abandoned by Ordinance 096-202, said corner being a southern corner of Lot 1 on the Final Plat of Consolidation and Alley Right-Of-Way Abandonment for Belmont United Methodist Church Revision 1 of record in Instrument 20080425-0042233, R.O.D.C.

Thence leaving said Lot and along the margin of Magnolia Boulevard South 07 degrees 39 minutes 20 seconds West, a distance of 50.00 feet to an iron rod set;

Thence continuing with said margin, North 82 degrees 09 minutes 27 seconds West, a distance of 172.92 feet to an iron rod set along the easterly margin of 21st Avenue South;

thence North 06 degrees 48 minutes 48 seconds East, a distance of 50.00 feet to the point of beginning, having an area of 8663.81 square feet or 0.199 acres of land. Said land being Tract One, as conveyed to Gregory L. Powell by Quitclaim Deed from David A. Floyd, Jr. in Instrument 20150508-0042287 in the Register's Office for Davidson County, Tennessee. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based on survey work performed by Dale and Associates in August of 2015.

Being the same property conveyed to TBV, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20150925-0097598, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20151019-0106008, Register's Office for Davidson County.