BILL GARRETT, Davidson County
Trans:T20160090782 DEEDQC
Recvd: 10/14/16 10:50 3 pgs
Fees:17.00 Taxes:0.00
20161014-0108847

This instrument prepared by:
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, TN 37219
Attn: Laurence M. Papel

| *Address of New Owner* | *Send Tax Bills to:* |
|---|---|
| Twelfth Avenue Partners, LLC<br>150 4th Avenue North, Suite 1100<br>Nashville, TN 37219<br>Attn: Laurence M. Papel | Twelfth Avenue Partners, LLC<br>150 4th Avenue North, Suite 1100<br>Nashville, TN 37219<br>Attn: Laurence M. Papel |
| ***Map & Parcel Nos.***: 93-09-0-303.00; 93-13-0-090.00; 93-13-091.00 | |

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **TWELFTH AVENUE PARTNERS, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim and transfer unto **TWELFTH AVENUE PARTNERS, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, and assigns, all of Grantor's right, title and interest in and to certain improved real property located in Davidson County, Tennessee, being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

The purpose of this Deed is to combine the referenced adjacent tax parcels into one tax parcel.

The Property is unimproved real property located at 1111 Laurel Street, 306 12th Avenue South and 316 12th Avenue South, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me this 13th day of October, 2016.

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tammy Rhoades
Notary Public
My Commission Expires: August 20, 2019.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

Executed this 13th day of October, 2016.

**GRANTOR:**

TWELFTH AVENUE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: Laurence M. Papel
Title: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Laurence M. Papel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Twelfth Avenue Partners, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and office, this 13th day of October, 2016.

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: August 20, 2019

# Exhibit A

## Description of the Property

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee, being Lots 300, 301, 302, 333, 334, 335 and 336 of Plan of McNairy's West as recorded in Minute Book C, Page 136, and Plan Book 1, Page 15, Nashville Chancery Court and being a closed portion of Alley #233.

Said tract being bounded on the north by the southern Right of Way (ROW) of Laurel Street; bounded on the east by Lot 299 of said Plan of McNairy's West, being Laurel House 2001, LP as recorded in Instrument Number 200112200140461, Register's Office of Davidson County (RODC) and by Lot 1 of Nashville Urban Ventures, Section 1, as recorded in Instrument Number 200905010039790, RODC, being Nashville Urban Ventures, LLC as recorded in Instrument Number 200309110133587, RODC; bounded on the south by the northern ROW of Pine Street; and bounded on the west by the eastern ROW of 12th Avenue South. Tract being more particularly described as follows:

POINT OF BEGINNING being a scribed "X" lying on the southeast ROW intersection of said 12th Avenue South and Laurel Street;

Thence along said southern ROW of Laurel Street North 62°38'12" East 149.51 feet to a found P.K. nail;

Thence along the common line of said Lot 299 and Lot 1 South 27°00'22" East 371.57 feet to a found iron rod with cap;

Thence along said northern ROW of Pine Street with the following: on a curve to the left having an arc length of 26.33 feet, a radius of 394.00 feet, a central angle of 03°49'42" and having a chord bearing and distance of South 64°35'16" West 26.32 feet to a found iron rod with cap;

Thence South 62°40'25" West 97.33 feet to a found iron rod with cap;

Thence with a curve to the right having an arc length of 23.67 feet, a radius of 15.00 feet, a central angle of 90°23'58" and having a chord bearing and distance of North 72°07'36" West 21.29 feet to a found iron rod with cap;

Thence along said eastern ROW of 12th Avenue South with the following: North 26°55'37" West 118.53 feet to a point;

Thence South 62°38'14" West 11.25 feet to a scribed "X";

Thence North 26°56'01" West 236.97 feet to the point of beginning.

Containing 53,957 square feet, 1.24 acres.

Being the same property conveyed to Twelfth Avenue Partners, LLC by Special Warranty Deed of record as Instrument No. 201002010008079, in the Register's Office of Davidson County, Tennessee.