BILL GARRETT, Davidson County
Trans:T20160114861 DEEDQC
Recvd: 12/29/16 16:07 3 pgs
Fees:17.00 Taxes:0.00
20161229-0137151

THIS INSTRUMENT PREPARED BY:
C. Hunter Kitchens, Esq.
421 Church Street
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Premier Parking Land Company, LLC 421 Church Street Nashville, Tennessee 37219	SAME	08213036000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PREMIER PARKING OF TENNESSEE, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), by these presents do hereby quitclaim and convey unto **PREMIER PARKING LAND COMPANY, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee (the "Property"), to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto. This is unimproved property known as 936 3rd Avenue North located in Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

Signature page follows.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2016.

PREMIER PARKING OF TENNESSEE, LLC

By: Ryan Chapman
Its: President

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, Kimberly L. Hicks, a Notary Public of said County and State, personally appeared **RYAN CHAPMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Premier Parking of Tennessee, LLC, and who further acknowledges that he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 29 day of December, 2016.

Notary Public

My Commission Expires: 7-8-2019

K.L. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-, recording charges paid at instrument number _____.

AFFIANT

Subscribed and sworn to before me this 29 day of December, 2016.

Notary Public
My Commission Expires: 7-8-2019

KIMBERLY L. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

EXHIBIT A

LEGAL LAND DESCRIPTION

Being Lots Nos. 5 and 6 in the subdivision of the Ruth H. Scott's heirs part of Lot 26 in the Balch and Whiteside's Addition to Nashville, a Plan of which subdivision is of record in Minute Book Q, Page 60, County Court for Davidson County, Tennessee. Being generally located on the Easterly side of Third Avenue North (formerly College Street), south of Jackson Street, west of 2nd Avenue North and North of Stockyard Street, and being more particularly described as follows:

BEGINNING at an Iron Rod (new) along the easterly right-of-way of 3rd Avenue North being S 31° 39' 00" E, 168.50 feet from the southeastern intersection of the right-of-ways of 3rd Avenue North and Jackson Street.

THENCE, leaving said 3rd Avenue North and with the Steven E. Wilson Property of record in Instrument No. 20010118-0005684, Register's Office for Davidson County, Tennessee, N 58°04' 00" E, 144.50 feet to an Iron Rod (new) in the westerly line of Lot 1 as shown in the Plan of Section 2 Stockyard Business Center, Plat Book 6200, Page 816, said Register's Office;

THENCE, with said Lot 1, S 31° 39' 00" E, 68.67 feet to an Iron Rod (new) at a northeasterly comer of Lot 2 of said Plan of Section 2 Stockyard Business Center, Plat Book 6200, Page 816, said Register's Office;

THENCE, with said Lot 2, S 58° 04' 00" W, 144.50 feet to an Iron Rod (new) in the easterly right-of-way of said 3rd Avenue North;

THENCE, with said 3rd Avenue North N 31° 39' 00" W, 68.67 feet to the POINT OF BEGINNING;

Containing 9,923 Square Feet or 0.228 Acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated June 16, 2014, last revised June _, 2014, prepared by Brad T. Thomas, Tennessee No. 243 I, Barge Waggoner Sumner & Cannon, Inc., 21 I Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3583801.

Being the same property conveyed by Quitclaim Deed from Gerth Family Partnership, a Tennessee general partnership to Premier Parking of Tennessee, LLC, a Tennessee limited liability company as recorded on the 30th day of June, 2014 in Instrument No. 20140630-0057369, in the Register's Office for Davidson County, Tennessee.