BILL GARRETT, Davidson County
Trans:T20160114861 DEEDQC
Recvd: 12/29/16 16:08 4 pgs
Fees:22.00 Taxes:0.00
20161229-0137152

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	093-06-1-086.00

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, **COHEN BUILDING PARTNERS, 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 his/her/their right, title and interest in and to the following described land in Davidson County, Tennessee (collectively, 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 improved property known as 421 Church Street located in Nashville, Davidson County, Tennessee, 37219.

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit B attached hereto. This is improved property known as 417 Church Street located in Nashville, Davidson County, Tennessee, 37219.

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.

COHEN BUILDING PARTNERS, LLC

By: Premier Parking of Tennessee, LLC
Its: Sole Member

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

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

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 a parcel of land in Nashville, First Civil District, Sixth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Church Street between Fourth Avenue North and Fifth Avenue North and being more particularly described as follows:

Beginning at a point in the southerly margin of Church Street, said point being easterly 102.86 feet from the easterly margin of Fifth A venue North; thence, with said margin, North 59 degrees, 30 minutes, 52 seconds East 28.05 feet to a point; thence, leaving said margin, South 29 degrees, 56 minutes, 41 seconds East, 140.13 feet to a point; thence, South 60 degrees, 03 minutes, 01 seconds, West 28.37 feet to a building comer; thence, North 29 degrees, 48 minutes, 35 seconds West 139.87 feet to the point of beginning, containing 3,950 square feet, or 0.09 acres more or less.

Described according to an ALTA/ACSM Land Title Survey, dated June 10, 2005, last revised May 24, 2010, prepared by Brad Tyson Thomas, Tennessee No. 2431, Barge Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201.

Being the same property conveyed to Cohen Building Partners, LLC, by deeds of record on January 19, 2016 in Instrument No. 20160119-0005321, Register's Office for Davidson County, Tennessee.

Less and except:

Less and Except that certain Air Rights Reservation as set forth in Instrument No. 20000815- 0080915, Register's Office for Davidson County, Tennessee.

EXHIBIT B

LEGAL LAND DESCRIPTION

Real property in Davidson County, Tennessee, being Unit CU-2, together with the appurtenant interest in the common elements of Viridian, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee, as amended by that certain Addendum to Master Deed of record as Instrument No. 20061004-0122834, and Instrument No. 20070711-0082578, and Attorney's Certificate of record in Instrument No. 20061004-0122836, in the Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed of record as Instrument No. 20100616-0046702, said Register's Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Cohen Building Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 19, 2016, from Premier Parking of Tennessee, LLC, a Tennessee limited liability company, of record as Instrument No. 20160119-0005321, Register's Office for Davidson County, Tennessee.