BILL GARRETT, Davidson County
Trans:T20160114861 DEEDQC
Recvd: 12/29/16 16:08 4 pgs
Fees:22.00 Taxes:0.00
20161229-0137153

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

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCELS:**
Premier Parking Land Company, LLC 421 Church Street Nashville, Tennessee 37219	SAME	082130352.00 082130353.00 082130354.00 082130355.00 082130356.00

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, **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:

> Tracts or parcels of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto. This is unimproved property known as 1005-1015 Second 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

KIMBERLY 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

Tract No. I (Parcel 352):
Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 27 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being the property of the Nolensville Road Co., of record at Instr. No. 20031121-0170020, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (new), said pin being N 27 deg. 58' 24" W, 70.00' from an iron pin (old) at the center of the curve of Jackson St; Thence, N 27 deg. 58' 42" W, 35.00' to an iron pin (new); Thence, N 62 deg. 48' 24" E, 129.35' to a P.K. Nail (new); Thence, with a curve to the right, having a radius of 128.00', a central angle of 16 deg. 35' 33", chord bearing and distance, S 8 deg. 32' 59" E, 36.94', along an arc length of 37.07' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 117.06' to the POINT OF BEGINNING and containing 4345 square feet or (0. JOO acres), more or less.

Tract No. II (Parcel 353):
Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 27 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee,. and being the property of the Nolensville Road Co., of record at Instr. No.20031121-0170020, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new); being S 27 deg. 24' 41" E, 50.50', thence, S 27 deg. 11' 36" E, 45.00', thence, S 27 deg. 11' 36" E, 25.00', from the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly comer of the herein described lot; Thence, with a curve to the right, having a radius of 128.00', a central angle of 11 deg. 21' 01", chord bearing and distance, S 22 deg. 31' 15" E, 25.32', along an arc length of 25.36' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 129.35' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 25.23' to an iron pin (new); Thence, N 62 deg. 48' 24" E, 131.76' to the POINT OF BEGINNING and containing 3305 square feet, or (0.076 acres), more or less.

Tract No. Ill (Parcel 354):
Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 27 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being the property of the Nolensville Road Co., of record at Instr. No. 20031121-0170020, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new); being S 27 deg. 24' 41" E, 50.50', thence, S 27 deg. 11' 36" E, 45.00' from the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly comer of the herein described lot; Thence, S 27 deg. 11' 36" E, 25.00' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 131.76' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 25.00' to an iron

pin (new); Thence, N 62 deg. 48' 24" E, 132.12' to the POINT OF BEGINNING and containing 3299 square feet, or (0.076 acres), more or less.

Tract No. IV (Parcel 355):
Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 28 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being the property of the Nolensville Road Co., of record at Instr. No. 20031121-0170020, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new); being S 27 deg. 24' 41" E, 50.50' from the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly comer of the herein described lot; Thence, S 27 deg. 11' 36" E, 45.00' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 132.21' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 45.00' to an iron pin (new); Thence, N 62 deg. 48' 24" E, 132.74' to the POINT OF BEGINNING and containing 5959 square feet or (0.137 acres), more or less.

Tract V (Parcel 356):
Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 28 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being the property of the Nolensville Road Co., of record at Instr. No. 20061115-0142090, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new) at the comer of the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly comer of the herein described lot; Thence, S 27 deg. 24' 11" E, 50.50' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 132.74' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 48.40' to an iron pin (new); Thence, N 61 deg. 54' 01" E, 133.22' to the POINT OF BEGINNING and containing 6575 square feet or (0.151 acres), more or less.

Tracts I through V being the same property conveyed to PREMIER PARKING OF TENNESSEE, LLC, by General Warranty Deed from NOLENSVILLE ROAD COMPANY, a Tennessee general partnership, also known as Nolensville Road Co on September 2, 2014o f record as Instrument No. 20140903-0080230, at said Register's Office.

The above described parcels of land are described according to a survey prepared by Stanley K. Draper, TN RLS No. 2389, 4304 Central Valley Drive, Hermitage, Tennessee 37076, dated August 22, 2014.