BILL GARRETT, Davidson County
Trans:T20170001820 DEEDQC
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Fees:17.00 Taxes:0.00
20170109-0002085

QUITCLAIM DEED

FROM: Steven F. Diggs,
Grantor

TO: MB Nashville, LLC,
Grantee

This instrument was prepared by:
Jeff King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes [New Owner]	Map-Parcel Numbers
1110 16th Avenue South Nashville, TN 37212		104-04-0-181.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero and no/100 Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 6 day of January, 2017.

Notary Public

TAMELA BRYAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

My Commission Expires: 11/3/2020

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) the receipt and sufficiency of which are hereby acknowledged, Steven F. Diggs, (the "Grantor") does hereby quitclaim and convey unto MB Nashville, LLC, (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1110 16th Avenue South, Nashville, Tennessee 37212. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor represents that the Property is commercial and has never been used as a residence for himself or his spouse.

Witness my hand this 6th day of January, 2017.

Steven F. Diggs.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela Bryan, a Notary Public of said County and State, Steven F. Diggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 6th day of January, 2017.

Notary Public

My Commission Expires: 11/3/2020

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being parts of Lots Nos. 88, 89 and 90, as shown on the map entitled Boyd Ament Tract, of record in Book 332, Page 82, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northeast corner of 16th Avenue South and Edgehill Avenue at an pk nail set;

Thence, along the east margin of 16th Avenue South, North 08 deg 53 min 21 sec East 100.52 feet to an iron rod set;

Thence, leaving said Avenues, South 82 deg 29 min 34 sec East 151.50 feet to an iron rod set in the west margin of a 12.5 alley;

Thence, along the margin of said alley South 08 deg 53 min 21 sec West 100.52 feet to a pk nail set at the northwest corner of said alley and Edgehill Avenue;

Thence, with the north margin of said Edgehill Avenue North 82 deg 29 min 34 sec West 151.50 feet to the point of beginning.

Being the same property conveyed to STEVEN F. DIGGS AND WIFE, BONITA L. DIGGS, by deed from THE FRANKLIN GROUP, INC., of record in Instrument No. 20010530-0055665, dated January 1, 1983, said Register's Office. BONITA L. DIGGS has conveyed her interest in said property to STEVEN F. DIGGS by quitclaim deed of record in Instrument No. 20130219-0016333, dated February 15, 2013, said Register's Office.

The above description was prepared by R. Scot Cherry, TN RLS # 1512, 622 West Iris Drive, Nashville, TN 37204