ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Big Tent, LLC	New Owner	Tract I
P.O. Box 160730		Map72.2 Parcel 139.00
Nashville, TN 37216		Tract II
		08304028200
		Tract III
		061-032.00
		Tract IV
		06100005500
BILL GARRETT, Davidson County Trans:T20170002880 DEEDQC Recvd: 01/11/17 13:20 6 pgs Fees:32.00 Taxes:0.00 20170111-0003260		Tract V
		07206022300
		07206022500
		07206022600
		07206022800
		Tract VI
		07207013400

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination. 26B

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Upside, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey to Big Tent, LLC, a Tennessee limited liability company, it's successors and assigns, all of its interest in certain tracts of land in Davidson County, Tennessee, as follows:

Tract I

Parcel A: Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being Lot Nos. 14 and 15 on the plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said county, described together as follows: Beginning at the southeast corner of masonic home Road and short Street; thence with the southerly margin of Short Street eastwardly 132 feet 1 inch to the corner of Lot Nos. 15 and 16; thence with the line between said two lots southwardly 115 feet to the northerly line of Lot no. 13; thence westwardly with said line, 33 feet to the northeasterly margin of Masonic Home Road; thence with said road northwestwardly 150 feet 3 inches to the beginning.

Parcel B: Being Lot No. 22 on the Map of Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, of the Register's Office for said County. Said Lot No. 22 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines 140 feet to a dead line.

Parcel C: Being Lot No. 21 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County. Said Lot No. 21 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines along the west right of way of Baxter Street 140 feet to a dead line in the rear.

Parcel D: Beginning at the northwest corner of Masonic Home Road and Baxter Avenue; thence with the northerly margin of the Masonic Home Road westerly 266.75 feet to a point in the curve of Masonic Home Road; thence with the said curve 51.28 feet to the southerly margin of Lot No. 15; thence with the corner margin of Lot No. 15 easterly 33 feet to the southerly margin of Short Street; thence with the southerly margin of short Street easterly 250 feet to the southwest corner of Short Street and Baxter Avenue; thence with the westerly margin of Baxter Avenue southerly 22.3 feet to the point of beginning.
Parcel E: Beginning at a point in the north margin of Short Street, which point is 100 feet westerly from the northwestern intersection of Short Street and Baxter Avenue; thence with the north margin of Short Street, westerly 331.79 feet to a point where Short Street intersects the northeast margin of Masonic Home Road; thence with the northeast margin of Masonic Home Road 182.84 feet to the northwest corner of Lot No. 30; thence easterly 439.46 feet to the northeast corner of Lot No. 23; thence with the easterly line of Lot No. 23 southerly 140 feet to the point of beginning.

Being part of the same property conveyed to Upside LLC, a Tennessee limited liability company by Quitclaim Deed from March Egerton of record in Instrument Number 20071101-0129189 and Scrivener's Affidavit of record in Instrument Number 20080812-0082989, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 3501 Baxter Street, Nashville, Tennessee.

Tract II
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 2, Gregory Heights, Section Three, of record in Plat book 5190, page 383, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Upside LLC, a Tennessee limited liability company by Warranty Deed from Dow Taylor Smiths, to a remainder man's interest, Edgar (Edd) Dow Smith, a/k/a Edgar (Edd) Dow Smith, Jr., a/k/a Edd Smith, as to a consecutive life estate and Emily Johnson Smith a/k/a Emily J. Smith, as to a consecutive life estate of record in Instrument Number 20141016-0095582, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 333 McKennell Drive, Nashville, Tennessee 37206.

Tract III
Being in the 12th, formerly the 17th, Civil District of said County and State, described by a survey made by Watkins and Murray, Surveyors, July 8, 1947, as follows: Beginning in the center line of Ben Allen Road, at the Northwest corner of property conveyed to V. P. Hendrick by deed from D.H. Thompson and wife, of record in Book 1126, Page 85, Register's Office for said County; thence with the center line of said Road, North 57 deg. West 200 feet; thence North 64 deg. 10' West 250 feet; thence North 70 deg. 38' West 252.6 feet; thence North 64 deg. 95.5 feet to a railroad spike in said Road; thence South 34 deg. 50' West 217 feet to an iron pin; thence South 24 deg. 22' West 231.8 feet to an iron pin in D.H. Thompson's East line; thence with Thompson's East line, South 32 deg. 49' East 561.5 feet to an iron pin in R.F. McRannolds North line; thence with his North line, South 78 deg. 41' East 507 feet to an iron pin in D.F. Hendrick's West line; thence with his West line, North 10 deg. 50' East 629 feet to a railroad spike in center of Ben Allen Road, the point of beginning, containing 13.11 acres, more or less.

Being the same property conveyed to Upside, LLC, a Tennessee limited liability company by Warranty Deed from Dorothy D. Youree, Mary E. Murray and Patricia A. McGee of record in Instrument Number 20141204-0111366, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located at 0 Ben Allen Road, Nashville, Tennessee 37207.

Tract IV
A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described as follows:

Beginning at a concrete monument on the Northerly right-of-way line of Hart Lane West of Ellington Parkway that is 125 feet left of centerline station 44+00 and proceeding as follows:

1. With a fence and the North right-of-way line of Hart Lane the following 3 calls:

a. N 61° 36' 16" W 428.27 feet to a concrete monument
b. N 70° 54' 22" W 743.78 feet to an iron pin
c. N 86° 01' 14" W 112.24 feet to a concrete monument; thence,

2. With a fence and the East line of Dimple Gray Jones and Harold J. Swisher N 9°42' 35" E 679.05 feet to a corner post; thence,

3. With a severance line N 31° 41' 25" E 1171.46 feet to an iron pin set on the South right-of-way line of Ben Allen Road, 25 feet from centerline; thence,

4. With said line S 52° 02' 23" E 167.20 feet to an iron pin; thence,

5. With a 374.44 foot radius curve to the right 301.70 feet to an iron pin, said curve has a chord bearing and distance of S 28° 57' 26" E 293.60 feet; thence,

6. S 9° 42' 51" E 51.81 feet to a concrete monument; thence,

7. S 0° 29' 46" W 96.72 feet to an iron pin; thence,

8. With a 318.48 feet to the left 58.90 feet to an iron pin, said curve has a chord bearing and distance of S 10° 26' 22" E 58.82 feet; thence,

9. S 12° 49' 25" E 46.47 feet to an iron pin; thence,

10. S 26° 37' 39" E 51.53 feet to an iron pin; thence,

11. S 34° 29' 00" E 66.83 feet to an iron pin; thence,

12. S 53° 11' 33" E 55.47 feet to an iron pin by a corner post; thence,

13. With a fence and the West line of D. E. Sanders S 37° 40' 39" W 191.94 feet to an iron pin; thence,

14. With a fence and Sanders S 26° 35' 36" W 231.80 feet to a corner post; thence,

15. With a fence and Sanders S 29° 31' 32" E 558.84 feet to a fence post; thence,

16. With Sanders S 75° 06' 03" E 175.74 feet to a corner post; thence,

17. With a fence and the West line of Mrs. R. F. McRannolds S 9° 27' 54" W 447.26 feet to a concrete monument; thence,

18. S 65° 38' 07" W 106.65 feet to the point of beginning and containing 35.0 acres, more or less per survey by Ragan-Smith-Murphy and Associates, Inc. dated August 22, 1983.

Being the same property conveyed to Upside LLC, a Tennessee limited liability company by Quitclaim Deed from March Egerton of record in Instrument Number 20150622-0059395, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Hart Lane, Nashville, Tennessee 37207.

Tract V

Parcel 1: Land in Davidson County, Tennessee, being Lot Nos. 10 and 11 in Dr. E. T. Brown's subdivision of the J. B. King Land, a plan of which is of record in Book 332, page 69, Register's Office for said county and to which plan reference is hereby made for a more complete and accurate description.

Parcel 2: Land in Davidson County, Tennessee, described as follows, to wit:
Being Lot No. 12 and the southerly parts of Lots 13 and 14 on the Plan of E.T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, page 69, Register's Office for said county, described as follows:

Beginning on the southerly margin of Trinity Lane at the corner of Lots 11 and 12; thence with the southerly margin of said lane westwardly 50 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, southerly 200 feet; thence westwardly and parallel with the southerly margin of Trinity Lane 100 feet to the dividing line between Lots 14 and 15; thence with said dividing line southwardly 160.5 feet; thence eastwardly 150.9 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots, northwardly 379 feet to the beginning.

Being the same property conveyed to Upside, LLC, a Tennessee limited liability company by Warranty Deed from Iglesia Hispana de Nashville, Inc., a Tennessee Corporation of record in Instrument Number 20080228-0019568 and Scrivener's Affidavit of record in Instrument Number 20080417-0039229, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 0, 1072 and 1078 East Trinity Lane, Nashville, Tennessee 37216.

Tract VI

Land in Davidson County, Tennessee being the Easterly parts of Lots Nos. 1 and 2 and part of Lot No. 2-A on the map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office of said county, described according to a survey made by Lewis D. Justice, Surveyor, March 22, 1948, as follows: Beginning at a point on the Northerly margin of McGavock Road, 124 feet Easterly from the intersection of the Northerly margin of said road and Easterly margin of a 5 foot reserved strip lying on the Easterly side of Oxford Avenue; thence with the Northerly margin of said McGavock Road Easterly 114.5 feet to the westerly margin of 15 foot alley; thence the Westerly margin of said alley Northerly 83 feet to the Southwest corner of a part of said Lot No. 2-A conveyed to Chester Walker by deed from C. E. Walker and wife, of record in Book 714, page 497, Register's Office for said County, thence with the Westerly line of said Chester Walker lot, Northerly 85 feet to the Northwest corner of said lot, said point being in the Northerly line of said Lot No. 2-A, thence with the Northerly line of said Lot No. 2-A, Westerly 95.7 feet to a stake; thence Southerly 190 feet to the point of beginning.

Being the same property conveyed to Upside LLC, a Tennessee limited liability company by Warranty Deed from William E. Van Buren by and through Christy Warren, his duly appointed conservator as appointed by Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P1254 of record in Instrument Number 20140715-0062182, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1303 McGavock Pike, Nashville, Tennessee 37216.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 10th day of January, 2017.
(
(
(
(My Commission Expires: 11/20/2018

C. W. SCHMIDT
Affiant

STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

C.W. Schmidt
Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this _____ day of January, 2017.

Upside, LLC

By: _____
March Egerton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared March Egerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Member for the Upside, LLC and as such Member acknowledged that he/she is authorized to execute the foregoing instrument on behalf of Upside, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Upside, LLC by him/herself as Member.

WITNESS my hand and official seal at Nashville, Tennessee this 10th day of January 2017.

_____
Notary Public

My Commission Expires: 11/20/2018

C. W. SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY