Prepared by and return to after recording:

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BILL GARRETT, Davidson County
Trans:T20170033505 DEEDQC
Recvd: 04/20/17 16:02 5 pgs
Fees:28.00 Taxes:7400.00
20170420-0039016

Address of New Owner:	Send Tax Bill To:	Map & Parcel:
225 Polk Avenue Partners, LLC 225 Polk Avenue Nashville, Tennessee 37203	(Same)	Map 93-5-2 Part of Parcel 1

QUIT CLAIM DEED

Metropolitan Government of Nashville and Davidson County Tennessee, as approved by Metropolitan Ordinance No. BL2017-617 (hereinafter collectively called "***Grantor***"), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by 225 Polk Avenue Partners, LLC, a Tennessee limited liability company, whose address is 225 Polk Avenue, Nashville, TN 37203 (hereinafter called "***Grantee***"), the receipt and sufficiency of such consideration being hereby acknowledged and confessed, Grantor hereby quitclaims unto Grantee, all of Grantor's interest in the real property located in the County of Davidson and State of Tennessee, which is more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "***Land***"), together with all right, title and interest of Grantor in the Land, if any, in (i) all improvements and fixtures on the Land, (ii) all oil, gas, coal, and other minerals, whether hydrocarbon or not, in, on or under or that may be produced from the Land (collectively, the "***Minerals***"), (iii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iv) rivers, streams, and strips and gores of land adjoining, adjacent and contiguous thereto, (v) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, (vi) all riparian rights, surface and underground water rights, and any and all other water rights pertaining to the Land, and (vii) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "***Property***").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances of record as may affect the Property. The Grantor makes no representation or warranties regarding the Property or the Grantor's interest therein.

This is improved property known as 225 Polk Avenue, Nashville, TN 37203.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Quit Claim Deed as of the 5th day of April, 2017.

GRANTOR:

Metropolitan Government of Nashville and Davidson County Tennessee

By: _____

Title: Director Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE THE UNDERSIGNED a Notary Public of the State and County aforementioned, personally appeared Steve Berry, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Director of Public Property of the Metropolitan Government of Nashville and Davidson County Tennessee, and as such Director of Public Property executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 19th day of April, 2017.

KAMILIA LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

_____
Notary Public
My Commission Expires: 3/10/19

4811-0060-4486.1

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2017.

Notary Public
My Commission Expires: 10/23/2018



EXHIBIT A

PROPERTY DESCRIPTION

Formal Address: 225 Polk Ave
Nashville, Tennessee 37203

Map/Parcel: Part of 093-05-2-001.00

Description:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the easterly right-of-way line of Rosa L. Parks Avenue, 50 feet in width, and the southerly right-of-way line of Union Street, 48.5 feet in width;

Thence leaving the easterly right-of-way line of Rosa L. Parks Avenue, with the southerly right-of-way line of Union Street North 17 deg 27 min 43 sec East, 31.13 feet to a pk nail set;

Thence North 61 deg 59 min 03 sec East, 99.62 feet to a pk nail set at the intersection with the westerly right-of-way line of Polk Avenue, 50 feet in width;

Thence leaving the southerly right-of-way line of Union Street, with the westerly right-of-way line of Polk Avenue, South 27 deg 19 min 50 sec East, 258.11 feet to an existing mag nail at a corner common with the property of The Carell Family, LLC, as of record in Instrument Number: 20080410-0036158, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Polk Avenue with the northerly property line of The Carell Family, LLC, South 62 deg 12 min 33 sec West, 121.22 feet to an existing drill hole in concrete in the easterly right-of-way line of Rosa L. Parks Avenue;

Thence with the easterly right-of-way line of Rosa L. Parks Avenue, North 27 deg 24 min 34 sec West, 235.80 feet to the POINT OF BEGINNING. Containing 31,064 square feet or 0.713 acres more or less.

Being part of the same property conveyed to the City of Nashville, a Municipal corporation, by deed from the Carnegie Library of Nashville, a Tennessee corporation, a/k/a The Nashville Public Library of Nashville, Tennessee, of record in Book 2992, Page 638, said Register's Office; being the same property conveyed to the City of Nashville, a Municipal corporation, by deed from The National Life and Accident Insurance Company, of record in Book 3316, Page 557, said Register's Office. The City of Nashville merged with Davidson County in 1962 forming the Metropolitan Government of Nashville and Davidson County, Tennessee; and being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by order of record in Book 4153, Page 756, said Register's Office.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE, is the following described tract of land:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the easterly right-of-way line of Rosa L. Parks Avenue, 50 feet in width, and the southerly right-of-way line of Union Street, 48.5 feet in width;

Thence leaving the easterly right-of-way line of Rosa L. Parks Avenue, with the southerly right-of-way line of Union Street North 17 deg 27 min 43 sec East, 31.13 feet to a pk nail set;

Thence North 61 deg 59 min 03 sec East, 99.62 feet to a pk nail set at the intersection with the westerly right-of-way line of Polk Avenue, 50 feet in width;

Thence leaving the southerly right-of-way line of Union Street, with the westerly right-of-way line of Polk Avenue, South 27 deg 19 min 50 sec East, 100.00 feet to point;

Thence leaving the westerly right-of-way line of Polk Avenue South 61 deg 59 min 03 sec West, 121.44 feet to a point in the easterly right-of-way line of Rosa L. Parks Avenue;

Thence with the easterly right-of-way line of Rosa L. Parks Avenue, North 27 deg 24 min 34 sec West, 78.17 feet to the POINT OF BEGINNING. Containing 11,911 square feet or 0.273 acres more or less.