BILL GARRETT, Davidson County
Trans:T20170033505 DEEDQC
Recvd: 04/20/17 16:03 3 pgs
Fees:17.00 Taxes:0.00
20170420-0039017

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
225 Polk Avenue Partners, LLC 225 Polk Avenue Nashville, Tennessee 37203	(Same)	Map 93-5-2, Parcel 1

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

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

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires OCT. 23, 2018

NOTARY PUBLIC

My Commission Expires: 10/23/2018

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, 225 Polk Avenue Partners, LLC, a Tennessee limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey to 225 Polk Avenue Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

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 the same property conveyed to 225 Polk Avenue Partners, LLC, a Tennessee limited liability company, by deed from Alexander King McLanahan, Craig Putnam Loomis, William S. Durfee, Elizabeth Gould Durfee, Carol King Durfee Eason, John King McLanahan Stevens, Jr., Carol Brooks Stevens Stamm, William Bradford Stevens and Anne Hawley Stevens, of record as Instrument No. 20170420-0039015, said Register's Office; and by deed from the Metropolitan Government of Nashville and Davidson County Tennessee, to 225 Polk Avenue Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20170420-0039016, said Register's Office.

The purpose of this instrument is to consolidate two parcels described in the deeds of record as Instrument Nos. 20170420-0039015 and 20170420-0039016, said Register's Office, into one parcel known as Map 93-5-2, Parcel 1.

IN WITNESS WHEREOF, undersigned has hereunto set its hand this the 20th day of April, 2017.

225 POLK AVENUE PARTNERS, LLC, a Tennessee limited liability company

By: _____
Name: William W. Hastings
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Hastings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager of 225 Polk Avenue Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of April, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 10/23/2018

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires OCT. 23, 2018