BILL GARRETT, Davidson County
Trans:T20170033589 DEEDQC
Recvd: 04/21/17 09:02 3 pgs
Fees:17.00 Taxes:0.00
20170421-0039090

THIS INSTRUMENT PREPARED BY:
William H. Schwarzschild, III, Esquire
TN SB #443266
Williams Muller
Williams Mullen Center
200 South 10th Street, Suite 1600
Richmond, VA 23219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
URBAN COWBOY NASHVILLE, LLC, a Tennessee limited liability company 111 Powers Street Brooklyn, NY 11211	NEW OWNER	083-10-0-185

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **1603 WOODLAND, LLC**, a Delaware limited liability company ("Grantor") hereby remises, releases, and forever quitclaims unto **URBAN COWBOY NASHVILLE, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No(s). 1 and 2 on the plan of W. R. Cornelius, Jr. Subdivision, as shown on plat of record in Plan Book 57, Page 124, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said lots adjoin and front together 112 on the northerly side of Woodland Street, formerly East Lindsley Avenue and runs back between parallel lines along the easterly margin of 16th Street, formerly Hickman Street, 150 feet to an alley.

Being the same property conveyed to 1603 Woodland, LLC by Warranty Deed dated 03/31/2015 from Belinda Leslie, an unmarried person, of record in Instrument No. 20150409-0031449, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
All matters as set forth per Book 57, Page 124, in said Register's Office.
License Agreement of record in Instrument No. 20120605-0048947, in said Register's Office.
Deed of Trust of record in Instrument No. 20160726-0076893, in said Register's Office.
Rights of others under any unrecorded leases.
County of Davidson taxes for the year 2017 and subsequent years. 2017 property taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1603 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

As used herein, the singular number shall include the plural, the plural the singular, and the masculine gender all other genders.

WITNESS our hand this 11 day of April, 2017.

1603 WOODLAND, LLC, a
Delaware limited liability company

By: _____
Name: George Hale Lyon Porter, Jr.
Its: Manager

STATE OF New York)
CITY/COUNTY OF New York)

Personally appeared before me, Olufemi Shillingford, a Notary Public, George Hale Lyon Porter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 1603 WOODLAND, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 11 day of ~~March~~ April, 2017.

_____
Notary Public

My Commission Expires: 6/27/2020

OLUFEMI SHILLINGFORD
Notary Public - State of New York
NO. 01SH6344146
Qualified in Queens County
My Commission Expires Jun 27, 2020

STATE OF New York)

CITY/COUNTY OF New York)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

GEORGE HALE LYON PORTER, JR.

Sworn to and subscribed before me, this 11 day of ~~March~~ April, 2017.

Notary Public

My Commission Expires: 6/27/2020

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OLUFEMI SHILLINGFORD
Notary Public - State of New York
NO. 01SH6344146
Qualified in Queens County
My Commission Expires Jun 27, 2020