QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170043649 DEEDQC
Recvd: 05/23/17 09:54 2 pgs
Fees: 12.00 Taxes: 0.00
20170523-0051009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the ___ day of May, 2017.

Notary Public

My Commission Expires:

TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 511 Union Street, Suite 2300, Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
THE BLUE PARROT, LLC 1000 18TH Avenue South Nashville, TN 37212	093-100-385.00	same

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE BLUE PARROT, LLC,** a Tennessee limited liability company (hereinafter the "Grantor"), has bargained and sold, and by these presents does transfer and convey it's interest unto **THE BLUE PARROT, LLC,** a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at an Iron Rod (new), the most southwest corner of this tract, 32.35 ft. + east of centerline, of Fourth Avenue South and 38.45 ft. + south of the centerline of Molloy St., said Iron Rod being the northwest corner of Parcel 09310038600 belonging to MR Hotel, LLC as shown in Deed Book 20050601 — Pg. 0061637 and proceeding;

With the East margin of said Avenue and along the east side of a sidewalk, N 27°43'57" W - 19.00 ft. to a point on the south side of Molloy St. and south side of a sidewalk; Thence with Molloy St. and sidewalk, N 62°06'11" E - 145.45 ft. to a point on the west side of Almond St. and the west side of a sidewalk area (no sidewalk along the west side of Almond St. for this tract) ; Thence with the west side of Almond St. and sidewalk area, S 27°0323" E - 46.59 ft. to a point being the northeast corner of Parcel 09310038800 belonging to MR Hotel as shown in Deed Book 20050601, Pg. 0061637; Thence with the north line of MR Hotel, S 62°30'34" W, passing an Iron Rod (new) online at 0.82 ft. and continuing in all 63.23 ft. to an Iron Rod (new), at a wood fence corner, being the southeast corner of said Parcel 09310038600; Thence with the east line of said Parcel 09310038600, N 27°38'03" W - 26.00 ft. to a point next to a building; Thence with the north line of said Parcel 09310038600, S 62°54'00" W, passing an Iron Rod (new) online at 0.46 ft. and continuing in all 81.72 ft. to the Point of Beginning, containing 0.104 acres (4542 sq. ft.) more or less, according to a survey by Marvin T. Wright R.L.S. # 2094 of Wright & Associates Land Surveyors, dated February 23, 2016.

Being the same property conveyed to The Blue Parrot, LLC by Quitclaim Deed of record in Instrument No. 20170504-0044461 and by Warranty Deed of record in Instrument No. 20170504-0044462, as corrected by Scrivener's Affidavit of record in Instrument No. 20170523-0051008, Register's Office for Davidson County, Tennessee.

This conveyance and all covenants and warranties contained herein, are made expressly subject to restrictions of record and all matters shown on the plan of record. This is improved property, known as 300 4th Avenue South, Nashville, Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 22nd day of May, 2017.

GRANTOR:

THE BLUE PARROT, LLC,
a Tennessee limited liability company

By: _____
Steve Eugene Ford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. Tucker Herndon, a Notary Public of this county and state, Steve Eugene Ford, 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 President of THE BLUE PARROT, LLC., a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal, at office, this 22nd day of May, 2017.

_____
NOTARY PUBLIC

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

[SEAL]

My Commission Expires: Dec 7, 2020