BILL GARRETT, Davidson County
Trans:T20170043910 DEEDQC
Recvd: 05/23/17 16:00 4 pgs
Fees:22.00 Taxes:0.00
20170523-0051343

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
MIAG Properties, LLC 600 West Trinity Lane Nashville, Tennessee 37207	New Owner	071-05-0-026.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL E. IBRAHIM** and **ABRAM GERGES** (collectively "Grantor"), do hereby quitclaim and convey unto **MIAG PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 16th day of May, 2017.

[Signature page to Quitclaim Deed]

GRANTOR:

Michael E. Ibrahim

Abram Gerges

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, of the state and county aforesaid, personally appeared Michael E. Ibrahim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 10/21/2020

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2020

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, of the state and county aforesaid, personally appeared Abram Gerges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 10/21/2020

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 17th day of May, 2017.

Beth M. Woodard
Notary Public

My Commission Expires:
07-24-19

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT A

Legal Description

Land in the 2nd Council Manic District of Nashville, Davidson County, Tennessee, being part of the lands conveyed in Deed Book 4536, Page 785, and Deed Book 7878, Page 597, Register's Office for said county and more particularly described according to a survey by John D. McCormick, dated August 16, 1989, to wit:

Beginning at the southwest intersection of Whites' Creek Pike and Trinity Lane: thence along said Whites' Creek Pike S 39 deg. 52' E, 118.6 feet to the northerly right of way of Old Young's Lane; thence along said Old Young's Lane S 59 deg. 42' 57' W, 214.28 feet; thence leaving Old Young's Lane N 21 deg. 34' 43" W, 139.33 feet to said Trinity Lane; thence with said Trinity Lane along a curve to the left having a radius of 1121 feet, a distance of 184.84 feet to the point of beginning.

Included in the above but not excluded therefrom is that portion thereof described in the warranty deed of record in instrument No. 20010716-0075067, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Ibrahim and Abram Gerges, by deed from Williamson Sharr, married, of record in Instrument No. 20160405-0032711, dated April 1, 2016, said Register's Office.

This is improved property known as 600 West Trinity Lane, Nashville, TN, 37207. The Property tax identification number is 071-05-0-026.00.