BILL GARRETT, Davidson County
Trans:T20170050164 DEEDQC
Recvd: 06/13/17 08:30 3 pgs
Fees:17.00 Taxes:0.00
20170613-0058931

QUITCLAIM DEED

TO: LVH, LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Donelson Pike Restaurant Partners,
a Tennessee general partnership

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
LVH, LLC 2206 21st Avenue South, Suite 200 Nashville, TN 37212	Same	Map 105-16, Parcel 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 193, 194, 195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

MCJL
Affiant

JENNIFER L. GARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me, this 12 day of June, 2017.

Notary Public

My Commission Expires: 3-10-19

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donelson Pike Restaurant Partners**, a Tennessee general partnership (hereinafter called the "Grantor"), does quitclaim, transfer and convey unto **LVH, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved property located at 2165 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 12th day of June, 2017.

GRANTOR:

Donelson Pike Restaurant Partners,
a Tennessee general partnership

By: _____
George N. Spiva, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimberly J. Warrington, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Donelson Pike Restaurant Partners, a Tennessee general partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 12 day of June, 2017.

_____
Notary Public

My Commission Expires: June 22, 2020

KIMBERLY J. WARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at an iron rod (old) at the intersection of the westerly right-of-way (80 feet wide) of Nolensville Pike and the northerly right-of-way of Napoleon Avenue (50 feet wide);

Thence, with said northerly right-of-way of Napoleon Avenue, as follows: South 72 degrees 20 minutes 28 seconds West 205.04 feet to an iron rod (new), and North 82 degrees 08 minutes 33 seconds West 342.45 feet to an iron rod (old);

Thence, with the easterly margin of Alley Number 1824 (15 feet wide), North 00 degrees 45 minutes 27 seconds West 496.12 feet to an iron rod (old);

Thence, with the southerly boundary line of the E & S Auto Sales and Repairs, Inc. property of record in Instrument Number 20060801-0093542 in said Register's Office, as follows: South 81 degrees 50 minutes 35 seconds East 130.88 feet to an iron rod (old), South 51 degrees 04 minutes 23 seconds East 9.83 feet to an iron rod (old), South 35 degrees 46 minutes 15 seconds East 77.04 feet to an iron rod (old), North 65 degrees 59 minutes 20 seconds East 78.31 feet to an iron rod (old), and North 75 degrees 03 minutes 20 seconds East 98.16 feet to an iron rod (new) on said westerly right-of-way of Nolensville Pike;

Thence, with said right-of-way, South 23 degrees 08 minutes 20 seconds East 490.04 feet to the BEGINNING containing 4.95 acres or 215,626 +/- square feet.

This description is based on a field survey completed on July 14, 2016 by J. Alan Cummings, Tennessee Registered Land Surveyor Number 2351.

BEING the same property conveyed to Donelson Pike Restaurant Partners, a Tennessee general partnership by Warranty Deed from Charles Ronald Shacklett, Trustee of the Shacklett Family Trust, of record in Instrument No. 20150624-0060700, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Donelson Pike Restaurant Partners, a Tennessee general partnership by Quitclaim Deed from Charles Ronald Shacklett, Trustee of the Shacklett Family Trust, of record in Instrument No. 20150624-0060699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donelson Pike Restaurant Partners from Donelson Pike Restaurant Partners, by quitclaim deed of record as Instrument No. 20170214-0015306, dated February 6, 2017, said Register's Office.