NEW OWNER:

Midtown Hotel Partners, LLC
140 Dixie Ave.
Lebanon, TN 37090

THIS INSTRUMENT
PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

File No. _____2017

Map and Parcel 104 02 0 336.00
Map and Parcel 104 02 0 337.00
Map and Parcel 104 02 0 338.00

This instrument was prepared solely from information provided by the parties, no title search or settlement was performed and no legal advice is given as to tax related matters or consequences.

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170062688 DEEDQC
Recvd: 07/21/17 12:33 4 pgs
Fees:22.00 Taxes:0.00
20170721-0073975

QUITCLAIM DEED

The purpose of this deed is to combine the property of the Grantor/Grantee to create one tract of land.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIDTOWN HOTEL PARTNERS, LLC, a Tennessee limited liability company,** does hereby convey its entire ownership interest unto **MIDTOWN HOTEL PARTNERS, LLC, a Tennessee limited liability company,** its heirs and assigns, forever, all of their right, title and interest in and to the following tract or parcel of land, situate and lying in **Davidson** County, Tennessee, bounded and described as follows, to-wit:

See the attached legal description as Exhibit A.

Being the same property conveyed to Midtown Hotel Partners, LLC by Special Warranty Deed from Sam H. Hirshberg, dated August 31, 201, and of record in Instrument # 20160831-

0091368, Register's Office for Davidson County, Tennessee.

This is IMPROVED property located on 29th Avenue North, Nashville, Tennessee.

WITNESS MY SIGNATURE this 18 day of July, **2017.**

Midtown Hotel Partners, LLC

By: Roshan Patel, Managing Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Roshan Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **the Managing Member** of, **Midtown Hotel Partners, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 18 day of July, **2017.**

REBECCA LEHEW STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Rebecca Lehew
NOTARY PUBLIC

My commission expires: 07-31-19

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Crystal Porter
Affiant

Sworn to and subscribed to before me, this the 18 day of July, **2017.**

REBECCA LEHEW STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Rebecca Lehew
Notary Public

My commission expires: 07.31.19

Exhibit A

PROPERTY DESCRIPTION

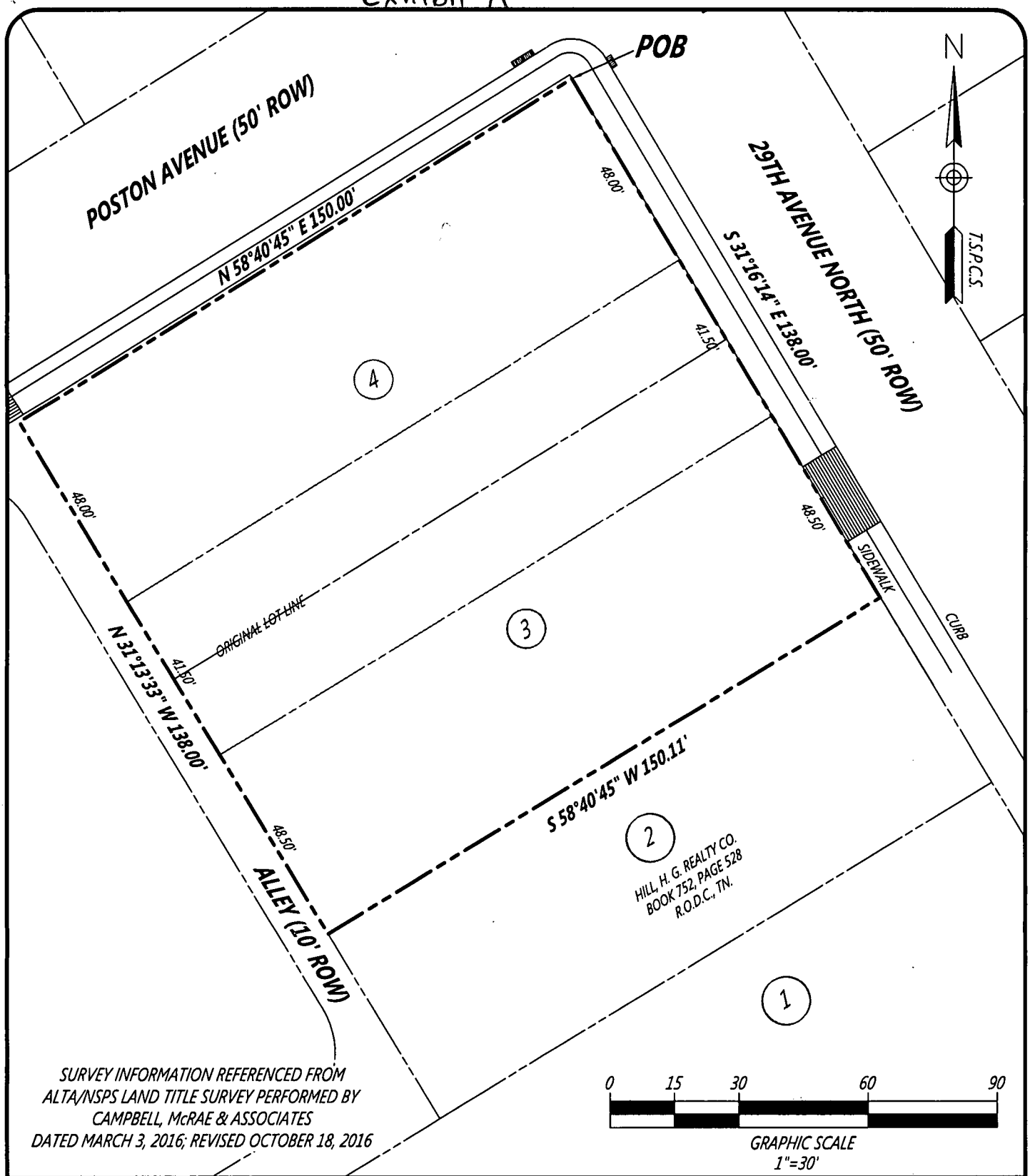
Being a tract of land in the 21st District, City of Nashville, Davidson County, Tennessee. Said tract being Lots 3 and 4 of the Cornelia N. Payne's Subdivision of Lot 43 of the Boyd Cockrill Spring Tract, as recorded in Book 57, page 68, Register's Office of Davidson County (RODC). Tract being bounded on the north by the southern Right of Way (ROW, 50' in width) of Poston Avenue, on the east by the western ROW of 29th Avenue North (50' in width), on the south by H.G. Hill Realty Co. as recorded in Book 752, Page 528 (RODC) and on the west by the eastern ROW of a 10' wide alley. Tract being described as follows:

POINT OF BEGINNING being an iron rod on the southwestern ROW intersection of said Poston Avenue and 29th Avenue North; thence with said 29th Avenue North ROW S 31°16'14" E 138.00 feet to an iron rod and being the northeastern corner of said H.G. Hill Realty Co; thence with the common line S 58°40'45" W 150.11 feet to a Mag nail with washer and being on the eastern ROW of said 10' alley; thence with said alley N 31°13'33" W 138.00 feet to an iron rod and being on the southern ROW of said Poston Avenue; thence with said ROW N 58°40'45" W 150.00 feet to the point of beginning.

Tract contains 20,707 square feet or 0.48 acres.

Bearings based on Tennessee State Plane Coordinate System.

Exhibit A



SURVEY INFORMATION REFERENCED FROM
ALTA/NSPS LAND TITLE SURVEY PERFORMED BY
CAMPBELL, McRAE & ASSOCIATES
DATED MARCH 3, 2016; REVISED OCTOBER 18, 2016

S&ME
WWW.SMEINC.COM
1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144
ENGINEERING FIRM LICENSE NUMBER: F-0176

PROJECT:
29th & POSTON HOTEL
109, 111 AND 113 29TH AVENUE NORTH
NASHVILLE, TN 37203

TITLE:
PROPERTY EXHIBIT

PROJ # 514716144
DWG. NO. 1
DATE: 7/14/2017

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