THIS INSTRUMENT PREPARED BY:
R. Mark Donnell, Jr., Esq.
Waypoint Law PLLC
227 15th Avenue North
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 07/28/17 16:07 5 pgs
Fees:27.00 Taxes:0.00
20170728-0076956

Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
1520 Woodland, LLC 2900 Lebanon Road, Suite 200 Nashville, Tennessee 37214	New Owner	083 09 0 471.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1520 Woodland Associates, L.P. ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, release and forever quitclaim unto 1520 Woodland, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described real property (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lindsley Park Addition of record in Book 547, page 76, Register's Office for said County, to which Plan reference is hereby made for a more complete description and further shown on a Boundary and Topographer Survey by R. Scot Cherry, Tennessee Surveryor No. 1512, Cherry Land Surveying, Inc., dated December 8, 2011, JOB Number 11244 BB, attached hereto as Exhibit "A."

Being the same property conveyed to 1520 Woodland Associates, L.P. by Warranty Deed from John W. Guider and Mona Lisa Warren, dated February 24, 2012 and recorded on February 28, 2012 of record in Doc. No. 20120228-0017108, Register's Office for Davidson County, Tennessee.

This is improved property known as 1520 Woodland Street, Nashville, Tennessee 37206

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 26 day of July, 2017.

GRANTOR:

1520 Woodland Associates, L.P., a Tennessee limited partnership

By: 1520 Woodland, LLC, its general partner

By: _____
Floyd Shechter, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Floyd Shechter, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of 1520 Woodland, LLC, the general partner of 1520 Woodland Associates, L.P., the within named Grantor, a Tennessee limited partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as President of the general partner.

WITNESS my hand and official seal at office this 26th day of July, 2017.

David Smith
NOTARY PUBLIC

My Commission Expires:

12-7-2020

DAVID DANIEL SMITH
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 26th day of July, 2017.

David Smith
Notary Public

My Commission Expires: 12-7-2020

DAVID DANIEL SMITH
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENCADES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.

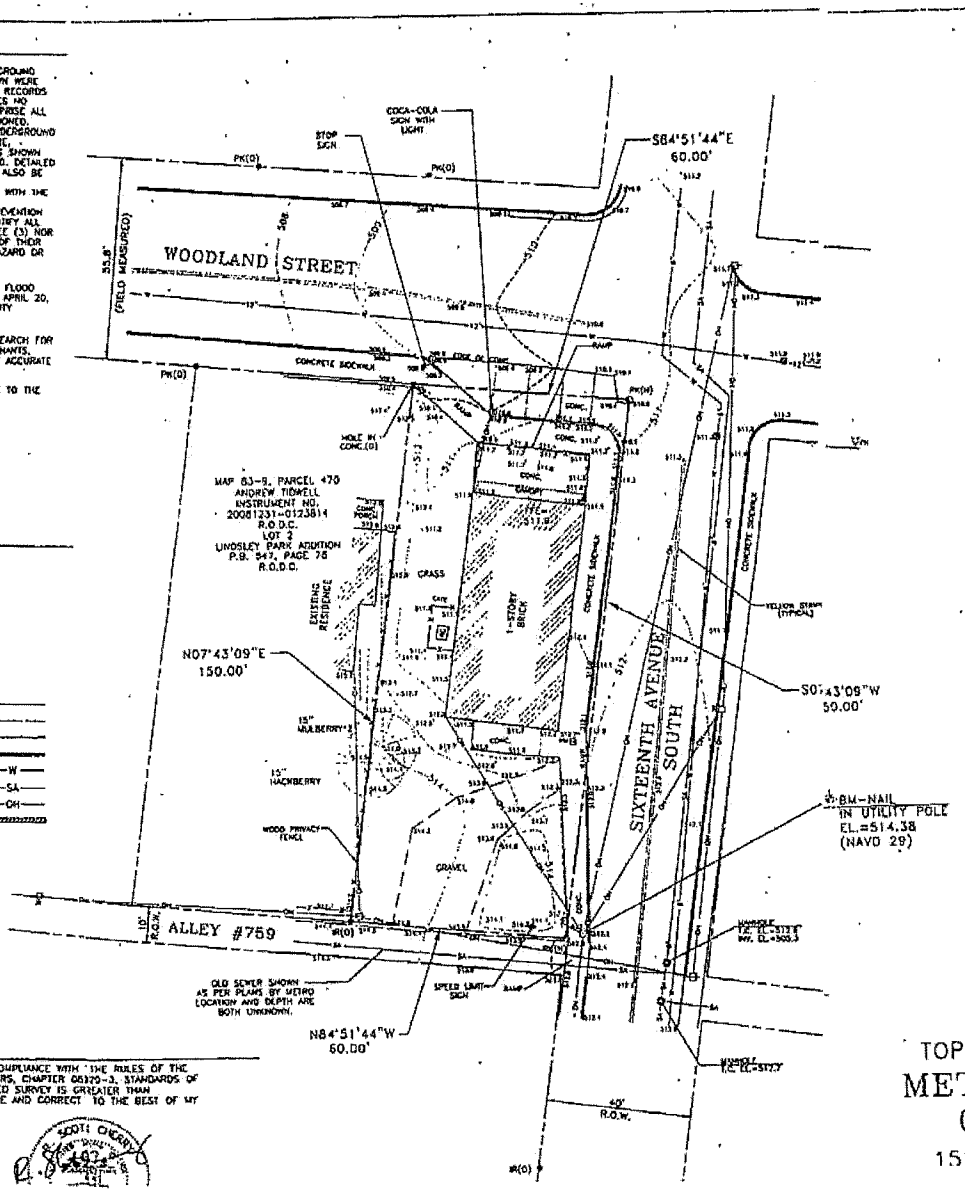
2) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47037C0238 F, DATED APRIL 20, 2001, IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

LEGEND

- PK NAIL OLD → ● PK(O)
- IRON ROD OLD → ● IR(O)
- PK NAIL NEW → ○ PK(N)
- LIGHT POLE → ☼
- MANHOLE → Ⓜ
- WATER VALVE → Ⓦ
- FIRE HYDRANT → ▽FH
- WATER METER → Ⓦ WM
- SIGN POST → ○
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- PROPERTY LINE
- CURB LINE
- WATER LINE —6"—W—
- SEWER LINE —10"—SA—
- OVERHEAD UTILITIES —OH—OH—
- WALL



TN STATE PLANE
NAD 83

GRAPHIC SCALE
20 0 10 20 40
1"=20'

TOTAL AREA

8,991 SQUARE FEET OR
0.206 ACRES ±

PLAT REFERENCE

LOT 1
LINDSLEY PARK ADDITION
PLAT BOOK 547, PAGE 76
R.O.D.C.

DEED REFERENCE

METRO MAP 83-9, PARCEL 471
OWNER OF RECORD:
JOHN W. GUIDER
INSTRUMENT NO. 20070807-0094478
R.O.D.C.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

-PREPARED BY-

R. SCOTT CHERRY 2492

BOUNDARY AND TOPOGRAPHIC SURVEY OF METRO PARCEL ID 08309047100

1520 WOODLAND STREET, NASHVILLE, TN

JOB NO. 11244BB
DATED 12/8/2011

EXHIBIT "A"

Certificate of Authenticity

I, Andria Nesbitt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andria Nesbitt

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Katie L. Bell, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katie L Bell

Notary's Signature

My Commission Expires: May 20, 2019.

Notary's Seal (If on paper)

KATIE L. BELL NOTARY PUBLIC EXPIRES TENNESSEE DICKSON COUNTY