BILL GARRETT, Davidson County
Trans:T20170066469 DEEDQC
Recvd: 08/02/17 13:04 4 pgs
Fees:22.00 Taxes:0.00
20170802-0078705

This Instrument Prepared By:
Michael Shoptaw
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE ALL FOUR PARCELS INTO ONE PARCEL

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
Carter Group/Hagan Street Properties 517 Hagan Street Nashville, TN 37203	Same	105 07 0 077.00 105 07 0 078.00 105 07 0 079.00 105 07 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Carter Group/Hagan Street Properties, a Tennessee general partnership, has this day bargained and sold, and does hereby quitclaim and convey unto Carter Group/Hagan Street Properties, a Tennessee general partnership, the Grantee herein, its successors and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved and unimproved property known as 519, 517, 515, and 513 Hagan Street, Nashville, Davidson County, Tennessee 37203.

Witness my hand this 1st day of August, 2017.

Carter Group/Hagan Street Properties

By: T. McGriff Irby

Title: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, T. McGriff Irby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that X executed the within instrument for the purposes therein contained, and who further acknowledged that X is the Managing Partner of Carter Group/Hagan Street Properties (the "Constituent"), the sole general partner of Carter Group/Hagan Street Properties, a general partnership (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand, at Nashville, Tennessee, this 1st day of August, 2017.

Sharon Maxwell

Notary Public

My Commission Expires: 5/6/2019

SHARON MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

State of Tennessee
County of Davidson

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

(Affiant)

Notary

Commission Expires: 5/6/2019

SHARON MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

EXHIBIT "A"

Tract 1

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands as of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Tract 2

Land in Davidson County, Tennessee, being the northerly 47 feet of Lot No. 47 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands, of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being the northerly 47 feet of Lot No. 46 and the southerly three (3) feet of Lot No. 47 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands, of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Tract 4

Land in Davidson County, Tennessee, being Lot No. 45 and the southerly three (3) feet of Lot No. 46 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands, of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 and the southerly part of Lot No. 46 front together 53 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

All four (4) tracts being the same property conveyed to Carter Group/Hagan Street Properties, a Tennessee general partnership, by Warranty Deed from B & A Truck Sales & Service, Inc., a Tennessee corporation, a/k/a B & A Sales & Services, Inc., recorded as Instrument Number 20090402-0029877, Register's Office for Davidson County, Tennessee.