BILL GARRETT, Davidson County
Trans:T20170070437 DEEDQC
Recvd: 08/14/17 15:56 5 pgs
Fees:27.00 Taxes:0.00
20170814-0083362

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Green & Little, L.P.		118-08-0-042.00
P.O. Box 8037	Same	118-08-0-045.00
Gallatin, TN 37066		118-04-0-279.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ADVENT PROPERTY HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **GREEN & LITTLE, L.P.**, a Tennessee limited partnership (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 2314, 2316 and 2324 Cruzen Street, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 11 day of August, 2017.

ADVENT PROPERTY HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
G. Hilton Dean, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared G. Hilton Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of ADVENT PROPERTY HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand, at office, this 11th day of August, 2017.

NOTARY PUBLIC

My Commission Expires:
1/9/2018

LYNDSAY VAN BENSCHOTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me
this 11th day of August, 2017.

Notary Public
My Commission Expires: 1/9/2018

LYNDSAY VAN BENSCHOTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018

EXHIBIT A

TRACT 1

Land lying on the East side of Cruzen Street 150.00 feet North of the North right of way line of Melrose Avenue in the 17th Councilmanic District of Metropolitan Nashville – Davidson County, Tennessee. Being all of the land deeded to Advent Property Holdings, LLC by deed recorded in Instrument No. 200704110043031, and being all of Lot 1 of the "Consolidation Plat, Grandview Heights" as recorded in Instrument No. 200708150097716, Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and more particularly described as follows:

Commencing at a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the intersection of the North right of way line of Melrose Avenue and the East right of way line of Cruzen Street; Thence, with the East right of way line of Cruzen Street, N20°58'26"W, a distance of 150.00 feet to a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the Southwest corner of said Lot 1 and being the Point of Beginning;

1. Thence, continuing with the East right of way line of Cruzen Street, N20°58'26"W, a distance of 99.74 feet to a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the Northwest corner of Lot 1;

2. Thence, with the North line of Lot 1, N69°01'34"E, a distance of 150.00 feet to a 1/2" iron rod with a cap stamped "Ragan Smith & Associates" on the West line of Alley #1839;

3. Thence, with the West line of Alley #1839, S20°58'26"E, a distance of 99.74 feet to a 5/8" iron rod (old) at the Southeast corner of Lot 1;

4. Thence, with the South line of Lot 1, S69°01'34"W, a distance of 150.00 feet to the Point of Beginning,

Containing an area of 14,961 square feet or 0.34 acre, more or less. Described according to the ALTA/NSPS Land Title Survey, dated July 31, 2017, revised August 3, 2017, prepared by John T. Darnall, Tennessee RLS No. 1571, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 17079.

Being the same property conveyed to Advent Property Holdings, LLC, a Tennessee limited liability company, by deed from Michael W. Rutledge, married, of record as Instrument No. 20070411-0043031, Register's Office for Davidson County, Tennessee.

TRACT 2

Land lying in the Northeast corner of the intersection of Melrose Avenue and Cruzen Street in the 17th Councilmanic District of Metropolitan Nashville - Davidson County, Tennessee. Being all of the land deeded to Advent Property Holdings, LLC by deed recorded in Instrument No.

200705310064360, and being all of Lot 1 of the "Consolidation of Lots 253, 254 & 255 Grandview Heights" as recorded in Instrument No. 200403080026443, Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and more particularly described as follows:

Beginning at a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the intersection of the North right of way line of Melrose Avenue and the East right of way line of Cruzen Street;

1. Thence, with the East right of way line of Cruzen Street, N20°58'26"W, a distance of 150.00 feet to a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the Northwest corner of said Lot 1;

2. Thence, with the North line of said Lot 1, N69°01'34"E, a distance of 150.00 feet to a 5/8" iron rod (old) on the West line of Alley #1839;

3. Thence, with the West line of Alley#1839, S°20'58'26"E, a distance of 150.00 feet to a PK nail (old) on the North right of way line of Melrose Avenue;

4. Thence, with the North right of way line of Melrose Avenue, S°69'01'34"W, a distance of 150.00 feet to the point of Beginning,

Containing an area of 22,500 square feet or 0.52 acre, more or less. Described according to the ALTA/NSPS Land Title Survey, dated July 31, 2017, revised August 3, 2017, prepared by John T. Darnall, Tennessee RLS No. 1571, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 17079.

Being the same property conveyed to Advent Property Holdings, LLC, a Tennessee limited liability company, by deed from Melrose Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20070531-0064360, Register's Office for Davidson County, Tennessee.

TRACT 3

Land lying on the East side of Cruzen Street 249.74 feet North of the North right of way of Melrose Avenue in the 17th Councilmanic District of Metropolitan Nashville – Davidson County, Tennessee. Being all of the land deeded to Advent Property Holdings, LLC by deed recorded in Instrument No. 201406030047917, and being all of Lot 250 of "Grandview Heights" as recorded in Plat Book 161, page 169, Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and more particularly described as follows:

Commencing at a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the intersection of the North right of way line of Melrose Avenue and the East right of way line of Cruzen Street; Thence, with the East right of way line of Cruzen Street, N20°58'26"W, a distance of 249.74 feet to a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the Southwest corner of said Lot 250 and being the Point of Beginning;

1. Thence, continuing with the East right of way line of Cruzen Street, N20°58'26"W, a distance of 49.84 feet to a 1/2" iron rod (new) with a cap stamped "Ragan Smith & Associates" at the Northwest corner of Lot 250;

2. Thence, with the North line of Lot 250, N69°01'34"E, a distance of 150.00 feet to a 1/2" iron rod with a cap stamped "Ragan Smith & Associates" on the West line of Alley #1839;

3. Thence, with the West line of Alley #1839, S20°58'26"E, a distance of 49.84 feet to a 5/8" iron rod (old) at the Southeast corner of Lot 250;

4. Thence, with the South line of Lot 250, S69°01'34"W, a distance of 150.00 feet to the Point of Beginning,

Containing an area of 7,476 square feet or 0.17 acre, more or less. Described according to the ALTA/NSPS Land Title Survey, dated July 31, 2017, revised August 3, 2017, prepared by John T. Darnall, Tennessee RLS No. 1571, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 17079.

Being the same property conveyed to Advent Property Holdings, LLC, by deed from Howard E. Burns, unmarried, of record as Instrument No. 20140603-0047917, Register's Office for Davidson County, Tennessee.