BILL GARRETT, Davidson County
Trans:T20170076051 DEEDQC
Recvd: 08/30/17 16:09 3 pgs
Fees:17.00 Taxes:0.00
20170830-0089394

QUITCLAIM DEED

TO: HDS Distilling Co., LLC,
a Delaware 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: Kem G. Hinton and Seab A. Tuck, III,
as Tenants in Common

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
HDS Distilling Co., LLC c/o MAB Capital Management, LLC 113-119 W. Hubbard St., 5th Floor Chicago, IL 60654	Same	093-10-0-374.00 093-14-0-465.00 093-14-0-588.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Brandy Urman
Affiant

Sworn to and subscribed before me, this 30th day of August, 2017.

Notary Public

My Commission Expires: 2/19/18

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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, **Kem G. Hinton as a 50% Tenant in Common and Seab A. Tuck, III, as a 50% Tenant in Common** (hereinafter collectively called the "Grantor"), by these presents do quitclaim, transfer and convey unto **HDS Distilling Co., LLC**, a Delaware 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 610 – 614 5th Avenue South, Nashville, Davidson County, Tennessee 37203.

The purpose of this deed is to convey the new survey description of the property.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 29 day of August, 2017.

GRANTOR:

Kem G. Hinton, as a 50% Tenant in Common

Seab A. Tuck, III, as a 50% Tenant in Common

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public of said County and State, personally appeared Kem G. Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee this 29 day of August, 2017.

Traci Sellers
Notary Public

My Commission Expires: TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers a Notary Public of said County and State, personally appeared Seab A. Tuck, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee this 29 day of August, 2017.

Traci Sellers
Notary Public

My Commission Expires: TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at the intersection of the northerly right-of-way line of Elm Street, 50 feet in width, and the easterly right-of-way line of Fifth Avenue South, 50 feet in width;

Thence leaving the northerly right-of-way line of Elm Street, with the easterly right-of-way line of Fifth Avenue South, North 27 deg 24 min 18 sec West, 191.72 feet to a pk nail set at a corner common with the property of Rocketown of Middle Tennessee, as of record in Instrument Number 20100301-0015536, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fifth Avenue South, with the southerly property line of Rocketown of Middle Tennessee, North 62 deg 34 min 27 sec East, 176.09 feet to an existing iron rod, in the westerly right-of-way line of Alley #146, 16 feet in width;

Thence with the westerly right-of-way line of Alley #146, South 27 deg 23 min 57 sec East, 192.12 feet to a pk nail set at the intersection with the northerly right-of-way line of Elm Street;

Thence leaving the westerly right-of-way line of Alley #146, with the northerly right-of-way line of Elm Street, South 62 deg 42 min 11 sec West, 176.08 feet to the POINT OF BEGINNING. Containing 33,794 square feet or 0.776 acres more or less.

Being the same property conveyed to Sanctuary Properties, as of record in Instrument Number: 20120103-0000519, at the Register's Office for Davidson County, Tennessee.

Current source of title : 20170809-0081475