This Instrument prepared by and after recording return to:

Christopher J. Raybeck, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Bill Garrett Davidson County
Batch# 5408 DEEDQC
09/27/2017 04:04:18 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170927-0099113

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Connor Venture, LLC 119 Third Avenue South Nashville, Tennessee 37201	**09302316000**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOUTHERN TURF BUILDING, LLC, a Tennessee limited liability company** ("Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **CONNOR VENTURE, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property known as 222 4th Avenue North, Nashville, Davidson County, Tennessee 37219.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed]

26 In witness whereof, Grantor has caused this instrument to be dated and effective this day of September, 2017.

GRANTOR:

SOUTHERN TURF BUILDING, LLC, a Tennessee limited liability company

By: _____

Name: Gary R. Bowie

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gary R. Bowie, with whom I am personally acquainted and who, upon oath, acknowledged him self to be the Chief Manager of SOUTHERN TURF BUILDING, LLC, the within named bargainor, a Tennessee limited liability company, and that as such chief manager executed the foregoing instrument for the purposes therein contained, by signing the name of Southern Turf Building, LLC by his self as such chief manager.

Witness my hand and official seal at office, this 26 day of September, 2017.

Stephanie Distefano
Notary Public

My Commission Expires: 03/08/2021

STEPHANIE DISTEFANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 26th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 7/5/21

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land in the 19th Council District of Nashville, Davidson County, Tennessee. Being the same property conveyed to Southern Turf Building, LLC, a Tennessee limited liability company by deed of record in Deed Instrument No. 20150910-0092032, Register's Office of Davidson County, Tennessee.

Beginning at a set mag nail with Gresham Smith and Partners washer being in the easterly right-of-way of Fourth Avenue North and in the southerly right-of-way of Bank Alley; thence with said Bank Alley right-of-way and the north outside face of a brick building wall N 62° 24' 58" E for a distance of 170.04 feet to the building corner being in westerly right-of-way of Printer's Alley; thence leaving said Bank Alley with said Printer's Alley and the face of a stone and brick building wall S 25° 53' 22" E for a distance of 25.90 feet to a building joint being the northeasterly corner of the William Dranes, et al. property as recorded in Deed Instrument 20100820-0065866 Register's Office of Davidson County, Tennessee; thence leaving said Printer's Alley with said Dranes property and the outside face of brick building wall S 62° 29' 00" W for a distance of 169.31 feet to a mag nail set being the northwesterly corner of said Dranes property and being in the easterly right of way of said Fourth Avenue North; thence with said Fourth Avenue North N 27° 31' 32" W a distance of 25.69 feet to the point of beginning, containing 4,376 square feet more or less.

This description is based off of a boundary survey conducted by Gresham Smith and Partners dated August 7, 2017. This description was written by James R. Cooley, TN RLS #2612, Gresham Smith and Partners, 511 Union Street, Suite 1100, Nashville City Center, Nashville, TN 37219.

Being the same property conveyed to Connor Venture, LLC, a Tennessee limited liability company, from Southern Turf Building, LLC, a Tennessee limited liability company, by deed of record at Instrument No. 20170927-0099112, Register's Office of Davidson County, Tennessee.