This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Bill Garrett Davidson County
Batch# 9495 DEEDQC
10/06/2017 03:56:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171006-0103068

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
1206 Buchanan, LLC 1206 Buchanan Street Nashville, Tennessee 37208	New Owner	081-11-0-411.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GEORGE L. JOHNSON,** (collectively, "Grantor"), does hereby quitclaim and convey unto **1206 BUCHANAN, LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 6th day of October, 2017.

[Signature page to Quitclaim Deed]

GRANTOR:

George L. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared George L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 6th day of October, 2017.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 6th **day of October, 2017.**

Amber Fathree
NOTARY PUBLIC

My Commission Expires:

4/21/20

AMBER D. FATHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 3 in W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, said Register's Office.

Said Lot No. 3 fronts 53-1/2 feet on the north side of Buchanan Street, formerly Hyde's Ferry Turnpike and runs back with the westerly margin of 14th Avenue North 176 feet to an alley on which it measures 53 feet.

TRACT 2:
Being Lot Nos. 4 and 5 on the map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for said County.

Said Lots Nos. 4 and 5 front together 103-1/2 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike and run back 162.8 feet, more or less, on the easterly line and 140 1/2 feet on the westerly line with the easterly margin of 14th Avenue North, formerly Alberta Avenue, to an alley, measuring 101 1/2 feet thereon.

TRACT 3:
Land in Davidson County, Tennessee being Lot No. 7 on the plan of Settle's Subdivision of Lot No. 7, of the Woodard Property as of record in Book 57, page 132, Register's Office for said County.

Said Lot No. 7 fronts 45 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between lines 140 feet on the northerly line and 130 feet, more or less, on the southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to George L. Johnson, by deed of record in Instrument No. 20011218-0139699, Register's Office for Davidson County, Tennessee.

This is improved property known as 1206 Buchanan Street, Nashville, Tennessee 37228.