New Owner and Tax Bills:
Robert J. Walker and
Steven A. Riley Family, etc.
1906 West End Avenue
Nashville, Tennessee 37203

This Instrument Prepared by:
Robert J. Walker, Attorney
150 Third Avenue South
Suite 1600
Nashville, Tennessee 37201

Bill Garrett Davidson County
Batch# 13415 DEEDQC
10/13/2017 12:19:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171013-0105233

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, and for the purpose of evidencing the dissolution conveyance pursuant to the dissolution of Vanderbilt Place Partners, a Tennessee general partnership ("Grantor") on January 1, 2017, Grantor does quitclaim and convey, *nunc pro tunc*, unto Robert J. Walker and unto the Steven A. Riley Family 2015 GST-Exempt Trust, as Grantees, each with an equal undivided interest as Tenants-in-Common in and to the land and improvements thereon in Davidson County, Tennessee, known as 121, 123, and 125 30th Avenue South, and more particularly described as follows:

Tract 1 (Parcel 10402057500):

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Henry George's Subdivision of part of Lot No. 56 of the Boyd Cockrill Spring Tract, of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the westerly side of 30th Avenue South and runs back between lines measuring 129 feet more or less, to a dead line, and measures 50 feet thereon.

This property is improved property known as 121 30th Avenue South. It is the same property conveyed to Grantor from Honeybee Partners, LLC by Warranty Deed dated May 5, 2014, of record as Instrument No. 20140515-0041692, Register's Office for Davidson County, Tennessee.

Tract 1-A (Parcel 10402057500):

A tract of land in the 18th District, Nashville, Tennessee. Tract being part of Lot 11, Map of Henry George's Subdivision, part of Lot 56, Boyd's Cockrill Spring Tract, as recorded in Plat Book 161, Page 171, Register's Office, Davidson County, Tennessee (RODC). Tract being bounded on the north by the remainder of said Lot 11, on the south by Lot 10 of the said Map of Henry George's Subdivision, part of Lot 56, Boyd's Cockrill Spring Tract, and on the west by the eastern Right of Way (ROW) of Alley Number 893. Tract being described as follows:

POINT OF BEGINNING being on the eastern ROW of said Alley and being the northwestern corner of said Lot 10; thence with said ROW N 31° 32' 25" W 12.00 feet to a point; thence leaving said ROW with a new line S 82° 27' 09" E 19.32 feet to a point on the common line of said Lot 10; thence along said common line S 59° 09'44" W 15.00 feet to the point of beginning.

This Tract contains 90.0 square feet, and is the same property conveyed to Grantor from HoneyBee Development, LLC by Quitclaim Deed dated February 11, 2015 of record as Instrument No. 20150215-0014568, Register's Office for Davidson County, Tennessee.

TOGETHER with the reversion of fee simple title to the eastern ½ of Alley No. 893 from Vanderbilt Place to its intersection with Alley No. 892, resulting from its abandonment by The Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No. BL2016-182, May 4, 2016.

Tract 2 (Parcel 10406024700):

Being Lot No. 9 on the Map of Henry George's Subdivision of part of Lot No. 56 in the Boyd Cockrill Spring Tract, as of record in Book 161, page 171, Register's Office, Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly side of 30th Avenue South, formerly Parker Street or Avenue, and runs back between parallel lines 129 feet, more or less, to a dead line, and measures 50 feet thereon.

This property is improved property known as 123 30th Avenue South. It is the same property conveyed to Grantor from Cherokee Equity Corporation by Warranty Deed dated August 30, 1989, of record in Book 7926, Page 813, Register's Office for Davidson County, Tennessee.

Tract 3 (Parcel 10406024800):

Land in Davidson County, Tennessee, being Lot No. 8 in the map of Harry George's Subdivision of part of Lot No. 56 of the Boyd Cockrill Spring Tract, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot 8 fronts 65 feet on the westerly side of 30th Avenue South and runs back between parallel lines, along the northerly margin of Vanderbilt Place (formerly Butler Avenue) 129 feet to a dead line, and measures 65 feet thereon.

This property is improved property known as 125 30th Avenue South (a/k/a 3016 Vanderbilt Place). It is the same property conveyed to Grantor from Horace A. Friedman, *et al.*, by Warranty Deed dated November 14, 1986, of record in Book 7051, Page 269, Register's Office for Davidson County, Tennessee.

The instrument evidencing a reorganization of current ownership; the cash value of any consideration given for this transaction is -0- dollars.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of October, 2017.

Vanderbilt Place Partners (in dissolution)

By: _____
Steven A. Riley, former partner
(Authorized in Dissolution)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Steven A. Riley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2017.

_____
Notary Public

NGAN NGUYEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

My Commission Expires:

01-06-2020

_____
Robert J. Walker, former partner
(Authorized in Dissolution)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Robert J. Walker, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2017.

_____
Notary Public

NGAN NGUYEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

My Commission Expires:

01-06-2020

The undersigned Trust joins in this instrument for the purpose of expressing its consent and participation in the conveyance effectuating the dissolution transfer of partnership property into a tenancy in common among the former partners.

Laura T. Riley
Trustee of the Steven A. Riley Family 2015 GST-Exempt Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Laura T. Riley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2017.

Notary Public

My Commission Expires:
7.6.2020

CHASE CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer, is $-0-.

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2017.

SANDRA CARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: Sept. 20, 2018