Bill Garrett Davidson County
Batch# 16780 DEEDQC
10/23/2017 12:07:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171023-0108325

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County 201 Fifth Avenue South Nashville, TN 37203	SAME AS NEW OWNER	**Map 093-14 Parcel 047100**

QUITCLIAM DEED

KNOW ALL MEN BY THESE PRESENTS that we, RAS, LLC, a Tennessee limited liability company, ("Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County, ("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 appurtenances, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

See Legal Description Exhibit "A"

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 20th day of October, 2017

RAS, LLC

By: _____
Rakesh Aggarwal, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Rakesh Aggarwal**, 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 **Sole Member of RAS, LLC**, (the "Company") the within named bargainor, a Tennessee company, and that as such **Sole Member,** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as **Sole Member.**

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of October, 2017.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

_____
NOTARY PUBLIC

My commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

(Affiant)

Subscribed and sworn to before me this 20th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 1-14-21

Legal Description
Exhibit "A"

Being a Parcel of land in the Nineteenth Councilmanic District, Urban Services District in Metropolitan Nashville-Davidson County, Tennessee, being property conveyed to RAS LLC, of record in Instrument No. 20140501-0036816, R.O.D.C., being generally located between 4th Avenue South and 5th Avenue South and between Elm Street and Lafayette Street, being more particularly described as follows:

BEGINNING at the easterly right of way margin of Fifth Avenue South and the southerly right of way margin of Elm Street;

THENCE, with said southerly right of way margin of Elm Street N 62° 35' 40" E, 175.24 feet to an old iron rod on the westerly right of way margin of Alley No. 146, having a 15-foot wide right of way;

THENCE, leaving Elm Street with said westerly right of way margin of Alley No. 146, S 27° 25' 47" E, 249.85 feet to an old iron rod;

THENCE, leaving said westerly right of way margin of Alley No. 146, S 62° deg. 19' 03" W, 31.83 feet to a new iron rod on the northerly right of way margin of Lafayette Street;

THENCE, with said northerly right of way margin of Lafayette Street N 67° 07' 20" W, 214.21 feet;

THENCE, with a curve to the right having a central angle of 39° 53' 12", a radius of 28.60 feet, an arc length of 19.91 feet, and a chord bearing and length of 47° 10'44" W 19.51 feet to the aforementioned easterly right of way of 5th Avenue South;

THENCE, with said easterly right of way of 5th Avenue South N 27° 26' 14" W, 66.87 feet to the **POINT OF BEGINNING**.

Containing 31,410 Square Feet or 0.72 Acre, more or less.

Being the same property conveyed to RAS, LLC by Warranty Deed from Ruble Sanderson and wife, Brenda Sanderson, filed for record on May 1, 2014 as Instrument No. 20140501-0036816, Register's Office for Davidson County, Tennessee.