2

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Trena Earlene Payne Affiant Subscribed and sworn to before me, this 23 day of October, 2017. Brenda Reynolds Notary Public My Commission Expires: 3/10/18

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Edgehill Village Investors, LLC 1033 Demonbreun, Suite 600 Nashville, TN 37203	New Owner	104-04-0-231.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Trena Earlene Payne, formerly known as Trena J. Mueller, as sole heir at law of Kenneth Earl Payne, deceased ("**Grantor**"), does hereby quitclaim, transfer and convey unto Edgehill Village Investors, LLC, a Tennessee limited liability company and its successors and assigns ("**Grantee**"), certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property known as 1212 16th Avenue South, Nashville, TN 37212.

* * *

Bill Garrett Davidson County
Batch# 17705 DEEDQC
10/25/2017 09:10:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171025-0109255

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 23 day of October, 2017.

Trena Earlene Payne

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Trena Earlene Payne, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of October, 2017.

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/10/19

EXHIBIT A

Legal Description

Beginning at a found ½" iron rebar with no cap in the west right-of-way line of 16th Avenue South, said point being the northwest corner of the Trena J. Mueller property (Map 104-4, Parcel 231.00) as recorded in Instrument No: AF20151218-0127290 of the Register's Office of Davidson County, Tennessee (R.O.D.C.) and also being the southwest corner of the Edgehill Village Investors property (Map 104-4, Parcel 230) as recorded in Instrument No: DB 20160613-0059597 (R.O.D.C.);

Thence, with the northern line of the Mueller property, South 82 Degrees 36 Minutes 02 Seconds East, a distance of 146.47 feet to a found ½" iron rebar with no cap in the easterly right-of-way line of Alley 438;

Thence, with said right-of-way line, South 9 Degrees 29 Minutes 13 Seconds West, a distance of 49.96 feet to a found Railroad Spike, said point being the southeast corner of the Mueller property and the northeast corner of the Super 98 Holdings, LLC property (Map 104-8, Parcel 240.00) as recorded in Instrument No: QC 20110107-0002256 (R.O.D.C.)

Thence, with the southern line of the Mueller property, North 82 Degrees 36 Minutes 02 Seconds West, a distance of 146.23 feet to a set 5/8" iron rebar with a CESO, Inc. cap in the westerly right-of-way line of 16th Avenue South, said point being the southwest corner of the Mueller property and the northwest corner of the Super 98 Holdings, LLC property;

Thence, with the said right-of-way line, North 9 Degrees 12 Minutes 51 Seconds East, a distance of 49.95 feet back to the Point of Beginning.

Parcel area being 7,307 Square Feet more or less or 0.17 Acres more or less.

Land Description prepared by Mike Kindred and checked by Kenneth D. Church, TN RLS 1004 with CESO, INC.

Being the same property conveyed to Edgehill Village Investors, LLC, a Tennessee limited liability company, by special warranty deed from Trena Earlene Payne, formerly known as Trena J. Mueller, as sole heir at law of Kenneth Earl Payne, deceased, of record in Instrument No. 20171025-0109254, Register's Office for Davidson County, Tennessee.

23725845.1