This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Bill Garrett Davidson County
Batch# 27469 DEEDQC
11/17/2017 02:27:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171117-0118459

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
All Sevens, LLC **16 Cherub Court** **Brentwood, Tennessee 37027**	**118-01-0-094.00**	**All Sevens, LLC** **16 Cherub Court** **Brentwood, Tennessee 37027**

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, **DANA M. HARDY and CYNTHIA P. LUCAS, Tennessee residents and each with a ½ undivided interest as tenants in common,** (collectively, the "Grantors") have bargained and sold, and by these presents hereby transfer, release, relinquish, quitclaim and convey unto **ALL SEVENS, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, all of Grantors' 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 that currently is municipally known as 2909 12th Avenue South, Nashville, Tennessee.

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]

WITNESS this the 30th day of November, 2017.

GRANTORS:

DANA M. HARDY

CYNTHIA P. LUCAS

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA M. HARDY, the within-named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of NOVEMBER, 2017.

NOTARY PUBLIC

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

My Commission Expires: 5-3-21

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA P. LUCAS, the within-named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of NOVEMBER, 2017.

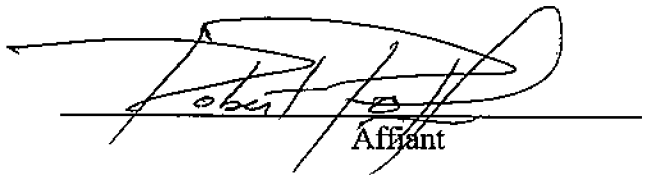
NOTARY PUBLIC

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

My Commission Expires: 5-3-21

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Seminole)

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 3 day of November, 2017.

Kaydee G. Smith
NOTARY PUBLIC

My Commission Expires: May 30, 2021

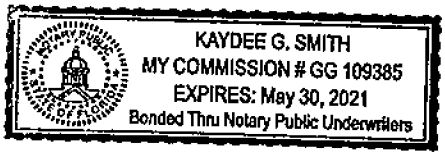


EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land situated in the 18th Council District of Davidson County, Tennessee, being generally located south of and adjacent to Kirkwood Avenue (formerly Augusta Avenue), west of and adjacent to 12th Avenue South (formerly Granny White Pike), east of Belmont Boulevard and north of Cedar Lane, and being more particularly described as follows:

Beginning at a mag nail at the intersection of the westerly right of way of 12th Avenue South (a variable right of way) with the southerly right of way of Kirkwood Avenue (a 40 foot right of way), being the northeast corner of the herein tract described and having Tennessee State Plane Coordinates (NAD 83) ofNorthing 651595.14, Easting 1734986. I O;

Thence leaving the southerly right of way of said Kirkwood Avenue and with the westerly right of way of said 12th Avenue South, South 14 degrees 28 minutes 52 seconds West for a distance of 65.00 feet to the northeast corner of the PAZ, Inc. property (DB-20110823 0065172);

Thence leaving the westerly right of way of said 12th Avenue South and with the northerly line of said PAZ, Inc. property North 77 degrees 44 minutes 13 seconds West for a distance of 151.35 feet to an iron rod with Elliott Surveying cap in the easterly line of Alley No. 961 (a 12 foot right of way), having Tennessee State Plane (NAD 83) Coordinates of Northing 651564.35, Easting 1734821.95;

Thence leaving said PAZ, Inc. property and with the easterly line of said Alley, North 12 degrees 15 minutes 24 seconds East for a distance of 64.42 feet to an iron rod with Elliott Surveying cap at the intersection of the easterly right of way of said Alley with the southerly right of way of said Kirkwood Avenue;

Thence leaving said Alley and with the southerly right of way of said Kirkwood Avenue South 77 degrees 56 minutes 12 seconds East for a distance of 153.87 feet to the point of beginning, and containing 9,871 square foot or 0.227 acres, more or less.

Being the same property conveyed to ALL SEVENS, LLC, a Tennessee limited liability company, from Dana M. Hardy and Cynthia P. Lucas, Tennessee residents each with a h undivided interest as tenants in common, by deed of record at Instrument No. 201 71 1 1 5-01 17559 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DANA M. HARDY AND CYNTHIA P. LUCAS, A ½ UNDIVIDED INTEREST EACH AS TENANTS IN COMMON, by deed from Paula Hawley, of record as Instrument No. 20041020-0126351, dated October 15, 2004, said Register's Office.

12th Ave S 2909 Surveyor's Description

Being a tract of land situated in the 18th Council District of Davidson County, Tennessee, being generally located south of and adjacent to Kirkwood Avenue (formerly Augusta Avenue)t west of and adjacent to 12th Avenue South (formerly Granny White Pike), east of Belmont Boulevard and north of Cedar Lane, and being more particularly described as follows:

Beginning at a mag nail at the intersection of the westerly right of way of 12th Avenue South (a variable right of way) with the southerly right of way of Kirkwood Avenue (a 40 foot right of way), being the northeast comer of the herein tract described and having Tennessee State Plane Coordinates (NAD 83) of Northing 651595.14 Easting 1734986.10;

Thence leaving the southerly right of way of said Kirkwood Avenue and with the westerly right of way of said 12th Avenue Southl South 14 degrees 28 minutes 52 seconds West for a distance of 65.00 feet to the northeast corner of the PAZ, Inc. property (DB-20110823 0065172);

Thence leaving the westerly right of way of said 12th Avenue South and with the northerly line of said PAZ, Inc. property North 77 degrees 44 minutes 13 seconds West for a distance of 151.35 feet to an iron rod with Elliott Surveying cap in the easterly line of Alley No. 961 (a 12 foot right of way), having Tennessee State Plane (NAD 83) Coordinates of Northing 651564.35, Easting 1734821.95;

Thence leaving said PAZ, Inc. property and with the easterly line of said Alley, North 12 degrees 15 minutes 24 seconds East for a distance of 64.42 feet to an iron rod with Elliott Surveying cap at the intersection of the easterly right of way of said Alley with the southerly right of way of said Kirkwood Avenue;

Thence leaving said Alley and with the southerly right of way of said Kirkwood Avenue South 77 degrees 56 minutes 12 seconds East for a distance of 153.87 feet to the point of beginning, and containing 9,871 square foot or 0.227 acres, more or less.

True Copy Certification

I, Chelsea Jankowski, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Seminole

Personally appeared before me, Robert Potter, a notary public for this county and state, Chelsea Jankowski, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/29/17

Notary' Seal (if on paper)

ROBERT POTTER
MY COMMISSION # FF 060052
EXPIRES: December 29, 2017
Bonded Thru Notary Public Underwriters