Bill Garrett Davidson County
Batch# 32379 DEEDQC
12/01/2017 02:12:39 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171201-0122907

QUITCLAIM DEED

FROM: HR PROPERTIES OF TENNESSEE, Grantor

This instrument was prepared by:
J. David Wicker
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: PHOENIX51st LLC, Grantee

Address of New Owner:
908 51st Ave, N
~~4219 Hillsboro Rd. #330~~
~~Nashville, TN 37209~~
Nashville, TN 37209

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

New Owner

Map & Parcel Number:

091 11 0 058.00
and
091 11 0 057.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

Sworn to and subscribed before me, this 21st day of November, 2017.

Notary Public

My Commission Expires: 03-10-19

SONYA C STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

07000N:087329:1254176:1

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership (the "Grantor") does hereby quitclaim and convey unto **PHOENIX51ST LLC**, a Tennessee limited liability company (the "Grantee"), its heirs, successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 5010 and 5012 Illinois Avenue, Nashville, Tennessee 37209. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signatures on Following Page.]

Witness my hand this 21st day of November, 2017.

GRANTOR:

H.R. PROPERTIES OF TENNESSEE
a Tennessee general partnership

By: Galen Scott Hadley
Name: GALEN SCOTT HADLEY
Title: MANAGING PARTNER - MEMBER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, SONYA C. STARNES, a Notary Public of said County and State, personally appeared Galen Scott Hadley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a partner of H.R. Properties of Tennessee, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand and official seal, at Office in Nashville, this 21st day of November, 2017.

Sonya C Starnes
Notary Public

My Commission Expires: 03-10-19

SONYA C STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

EXHIBIT A

Legal Description

LAND SITUATED IN THE 20TH COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, BEING LOTS 917, 919, 921 AND 923 OF BLOCK 1321 OF PLAN NO. 1, WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF 51ST AVENUE NORTH AND ILLINOIS AVENUE, THENCE NORTHEASTERLY 64.7 FEET TO AN IRON ROD FOUND, AS SET BY MES, SAID ROD BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND;

THENCE ALONG THE MARGIN OF 51ST AVENUE NORTH, NORTH 01 DEGREES, 59 MINUTES, 21 SECONDS WEST, A DISTANCE OF 150.05 FEET TO AN IRON ROD FOUND, AS SET BY MES;

THENCE LEAVING SAID MARGIN AND ALONG THE SOUTHERLY MARGIN OF A 25' WIDE ALLEY, NORTH 88 DEGREES, 02 MINUTES, 29 SECONDS EAST, A DISTANCE OF 110.02 FEET TO AN IRON ROD FOUND, AS SET BY MES;

THENCE LEAVING SAID MARGIN AND WITH THE LOT LINE, SOUTH 02 DEGREES, 00 MINUTES, 13 SECONDS EAST, A DISTANCE OF 150.28 FEET TO A ½" IRON ROD FOUND, SAID ROD BEING ALONG THE NORTHERLY MARGIN OF ILLINOIS AVENUE;

THENCE ALONG SAID MARGIN, SOUTH 88 DEGREES, 09 MINUTES, 43 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT THE POINT OF BEGINNING, HAVING AN AREA OF 16,523.195 SQUARE FEET OR 0.38 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BY CHRISTOPHER LYLE GOETZ, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2660, ON NOVEMBER 20TH, 2017 AND IS BASED ON SURVEY WORK CONDUCTED BY DALE AND ASSOCIATES ON NOVEMBER 2ND 2017.

SAID PROPERTY BEING THAT SAME PROPERTY CONVEYED TO GRANTOR BY THAT CERTAIN WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20150423-0036563 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.