Prepared By and Return To: Blakeley D. Matthews
Cornelius & Collins, LLP
Suite 1500, 511 Union Street
P. O. Box 190695
Nashville, TN 37219-0695

Bill Garrett Davidson County
Batch# 32503 DEEDQC
12/04/2017 08:37:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171204-0123073

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Historic Hotels of Nashville 231 6th Avenue North Nashville, TN 37219 Attn: Director of Finance	SAME	93-6-1-10.00, 93-6-1-11.00 and 93-6-1-9.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sherry G. Bowery
Commonwealth of Virginia
Notary Public
Commission No. 222806
My Commission Expires 2/28/2018

The actual consideration given for this conveyance is $0.00.

Sworn to and subscribed to before me this 17th day of November, 2017.

Affiant

Notary Public
My Commission Expires: 2/28/2018

FOR AND IN CONSIDERATION OF the Agreement of the Parties (and no monetary consideration), RIVERSTONE PROPERTIES, LLC, a Virginia limited liability company, by these presents do hereby quitclaim and convey to HISTORIC HOTELS OF NASHVILLE, a Virginia limited liability company all of my/our right, title and interest in and to a certain tract and parcel of land, described as follows, to wit:

Tract I - 211 6th Avenue North, Nashville, Tennessee 37219

Land in Davidson County, Tennessee, being part of Lot No. 113 on the Original Plan of Nashville, which Plan is not recorded, said part of said Lot begins on the westerly margin of 6th Avenue North, formerly High Street, at a point 119 feet, 7-1/2 inches north of the north line of Church Street; runs thence northerly with the west margin of 6th Avenue North, 46 feet 5 inches, to a point in the center of the wall between this property and the property formerly belonging to the heirs of Mrs. Maggie McAlister, deceased; running thence in a westerly direction with the center of said wall, 139 feet 3 inches, to the eastern margin of Capitol Boulevard; thence in a southerly direction about 47 feet to the north line of Joys New Wall; and thence in an easterly direction 139 feet 3 inches to the beginning.

Tract II - 206 Capitol Boulevard, Nashville, Tennessee 37219

Land situated in Nashville, Davidson County, and being more particularly described as follows, to wit:

That part of Lot No. 113 in the original plan of Nashville, now City of Nashville, bound and described as follows:
Beginning at the westerly margin of 6th Avenue North, at a point 98 feet 7-3/4 inches, more or less, northerly from the north margin of Church Street, at the northwest corner of said 6th Avenue North and a 5 foot alley, and running thence with the westerly margin of said Sixth Avenue North, northerly 27 feet 8 inches, more or less, to the southeast corner of a part of said Lot 113, now occupied by the Knickerbocker Theatre, generally known as Morgan's corner; thence with the southerly line of said Theatre and parallel to Church Street, westerly 139 feet 6 inches, more or less, to Capitol Boulevard; thence with said Capitol Boulevard, 27 feet 8 inches, more or less, to the northerly margin of said 5 foot alley, thence with the northerly margin of said alley, easterly 139 feet 2-1/2 inches, more or less, to the point of beginning.

Tract III - 210 Capitol Boulevard, Nashville, Tennessee 37219

Land in Davidson County, Tennessee, being part of Lot No. 113 on the original plan of the Town of Nashville, which plan is not of record. Said part of said Lot beginning on High Street or Sixth Avenue, North at a point 166 feet and 5 inches Northerly from the intersection of said High Street or Sixth Avenue, North, and Spring or Church Street, which point is opposite the center of the wall dividing this property from that formerly owned and occupied by Dr. W. H. Morgan, running thence Northwestwardly with High Street or Sixth Avenue, North 30 feet to a point opposite the center of the wall dividing this property from that owned by W. H. Metz; thence Southwardly with the center of said division wall and at right angles, to High Street or Sixth Avenue, North, to Capitol Boulevard, thence Southwardly with said Boulevard 30 feet to the center of the wall dividing this property from that formerly owned and occupied by said W. H. Morgan; and thence Eastwardly with the center of said wall to the beginning, and also all of the right, title and interest which the said Equitable Realty Company has to and in much of the property lying in the rear of that heretofore described as is now covered by Capital Boulevard, the nature and extent of which interest is set out and described in the deed from Maggie McAlister to the Mayor and City Council of Nashville, registered in Book 401, Page 604, of the R.O.D.C., Tennessee.

Being the same property conveyed to Grantor by Deed of Record as to Tract 1 in Document No. 20061227-0159110, as to Tract II in Document No. 20061227-0159110, and as to Tract III in Document No. 20061109-0139410, Register's Office for Davidson County, Tennessee.

This conveyance is effective as of December 31, 2016.

This conveyance is subject to all easements, Restrictive Covenants shown on Plat of Record in Book 7423, Page 374, revised in Book 9208, Page 613 and Instrument No. 20050124-0008719, of the Register's Office for Davidson County, and any other matters which

might affect the property, Grantor's intent being only to convey whatever interest in the property he/she has.

This is improved property known as 206 Capitol Boulevard, Nashville, TN 37219 a/k/a 206 Anne Dallas Dudley Boulevard, Nashville, TN 37219 and 210 Capitol Boulevard, Nashville, TN, 37219 a/k/a 210 Anne Dallas Dudley Boulevard, Nashville, TN 37219.

IN WITNESS WHEREOF, Grantor has set its hand this 17th day of November, 2017.

Riverstone Properties, LLC, a Virginia limited ~~liability company~~

By: _____

James A. Jones, Manager

COMMONWEALTH OF VIRGINIA)
)
CITY OF RICHMOND)

Before me, Sherry G Bowery a Notary Public in and for said State and County, personally appeared James A. Jones as Manager of Riverstone Properties, LLC, a Virginia limited liability company, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Richmond, Virginia, this 17th day of November, 2017.

Sherry G. Bowery
Commonwealth of Virginia
Notary Public
Commission No. 222806
My Commission Expires 2/28/2018

Sherry G Bowery
NOTARY PUBLIC
My Commission Expires: 2/28/2018