THIS INSTRUMENT PREPARED BY:

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511 Union Street, Suite 2700
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 34257 DEEDQC
12/06/2017 03:47:43 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171206-0124691

ADDRESS NEW OWNER:

2205 Hampton Avenue
Nashville, TN 37215

SEND TAX BILL TO:

2205 Hampton Avenue
Nashville, TN 37215

MAP-PARCELS

09310043200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Peabody Partners**, a Tennessee general partnership (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **Ira C. Waddey, Jr.** and **Ann M. Waddey**, as tenants by the entirety (hereinafter, the "Grantee"), their successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property located at 310-312 Peabody Street, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 4th day of December, 2017.

Peabody Partners

By: Ira C Waddey

Name: Ira C. Waddey, Jr.
Title: Partner

By: Ann M. Waddey

Name: Ann M. Waddey
Title: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of State and County aforesaid, personally appeared Ira C. Waddey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a partner of Peabody Partners, the within named bargainor, a Tennessee general partnership, and that he, as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as partner.

WITNESS my hand and official seal at office in Davidson County, Tennessee, this 4 day of December 2017.

Sarah C. Wills

NOTARY PUBLIC

My Commission Expires: 11/5/2018.

SARAH C. WILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 05, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of State and County aforesaid, personally appeared Ann M. Waddey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be a partner of Peabody Partners, the within named bargainor, a Tennessee general partnership, and that she, as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by herself as partner.

WITNESS my hand and official seal at office in Davidson County, Tennessee, this 4 day of December 2017.

Sarah C. Wills

NOTARY PUBLIC

My Commission Expires: 11/5/2018.

SARAH C. WILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 05, 2018

4826-0497-6966.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Ina C. Wallace
AFFIANT

Subscribed and sworn to before me
this 4 day of December, 2017.

Sarah C. Wills
Notary Public

My Commission Expires: 11/5/2018

SARAH C. WILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 05, 2018

4826-0497-6966.1

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lots No. 43, 44, 45 and 46 and the southerly 5 feet of Lot No. 47, all on the "Plan of lots laid out by the University of Nashville, called 'Campus Lots' not of record."

SAID property fronts 111 feet on the easterly margin of 4th Avenue South and extends eastwardly between parallel lines along the northerly margin of Peabody Street (144 feet according to current Tax Map) to the westerly margin of Almond Street.

Excepting therefrom that portion thereof, if any, which lies within the boundaries of existing public rights of way.

Being the same property conveyed to Grantor by deed from Douglas M. McMillan as Trustee of Peabody Quarters Realty Trust U/D/T dated January 31, 1986, and Richard T. Gass, the original Trustee, recorded in Book 7967, page 321, in the Register's Office for said county.