Bill Garrett Davidson County
Batch# 39990 DEEDQC
12/20/2017 02:47:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171220-0129717

THIS INSTRUMENT WAS PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:
The Escape Game, LLC
Attention: Mr. Rogers Clayton
510 E. Iris Drive, Unit C
Nashville, Tennessee 37201

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 118-07-0A00100C0

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TEG PROPERTIES, LLC**, a Tennessee limited liability company (collectively, the "Grantor"), does hereby quitclaim and convey unto **THE ESCAPE, GAME, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), and Grantee's successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

This is improved real property known as 510-A East Iris Drive, Unit A, Nashville, Tennessee 37204.

Said property is conveyed subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) building restrictions, (4) Matters on Plan of Record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, (5) Master Deed of record in Instrument No. 20070409-0042081 and amended in Instrument No. 20081230-0123702, (6) Restrictive Covenants at Book 1165, Page 627, and Book 1429, Page 672, said Register's Office, (7) Joint Construction and Access Easement of record as Instrument No. 20070511-0056545, and recorded in Register's Office, and (8) current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 20th day of December, 2017.

[*Signatures appear on next page*]

GRANTOR:

TEG PROPERTIES, LLC
A Tennessee limited liability company

By: Rogers Clayton
Its: Authorized Representative
Date: December 20, 2017

GRANTEE:

THE ESCAPE GAME, LLC
A Tennessee limited liability company

By: Rogers Clayton
Its: Authorized Representative
Date: December 20, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rogers Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as Authorized Representative of TEG Properties, LLC, for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

WITNESS my hand, at office, this 20th day of December, 2017.

NOTARY PUBLIC

My Commission Expires:

FRED RUSSELL HARWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
20th day of December, 2017.

Carla W. Bickers
Notary Public

My Commission Expires: 3/8/2021

CARLA W BICKERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2021

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit "A", on the Plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081, as amended in Instrument No. 20141218-0116113, in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "D" and together with a 17.89% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.

Being the same property conveyed to TEG Properties, L.L.C., a Tennessee limited liability company, by Warranty Deed from Dream Giver Investments, LLC, a Louisiana limited liability company, of record in Instrument No. 20170927-0098789, Register's Office for Davidson County, Tennessee, dated September 14, 2017.