Bill Garrett Davidson County
Batch# 49097 DEEDQC
01/19/2018 09:12:41 AM 3 pgs
Fees: $18.00 Taxes: $2,730.27
20180119-0005632

This Instrument Prepared By:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Fulton Street Properties, LLC P.O. Box 150262 Nashville, TN 37215	Same	106-13-0-216.00 119-01-0-021.00 119-01-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Glenrose Avenue Investors, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto Fulton Street Properties, LLC, an Ohio limited liability company ("Grantee"), a 3.6% undivided right, title and interest as a tenant in common in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

This is improved property known as 2140 Dayton Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 4th day of January, 2018.

Glenrose Avenue Investors, LLC

By: _____
C. Palmer Pillans, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, C. Palmer Pillans, Secretary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Glenrose Avenue Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary of Glenrose Avenue Investors, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of January, 2018.

JEAN P SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXP. MAY 3, 2021

Jean P. Shearer
NOTARY PUBLIC

My Commission Expires:
5-3-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $737,910.00, and no other monetary consideration.

JEAN P SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXP. MAY 3, 2021

AFFIANT

Subscribed and sworn to before me, this 5th day of January, 2018.

Jean P. Shearer
NOTARY PUBLIC

My Commission Expires:
5-3-21

EXHIBIT A

PROPERTY DESCRIPTION

Lot 1, as shown on the map entitled Consolidation Plat of Parcel 216, Map 103-13 and Parcels 12-22, Map 119-1, of record as Instrument No. 20170403-0032023, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Glenrose Avenue Investors, LLC, a Tennessee limited liability company, by deed from Dayton Property One, LLC, a Tennessee limited liability company, of record as Instrument No. 20170526-0052675 dated May 25, 2017, said Register's Office.