Bill Garrett Davidson County
Batch# 49375 DEEDQC
01/19/2018 04:06:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180119-0006037

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
TAC 150 Second Avenue, LLC, a Delaware limited liability company c/o The Ardent Companies 2100 Powers Ferry Road Building 2120, Suite 150 Atlanta, Georgia 30339	TAC 150 Second Avenue, LLC, a Delaware limited liability company c/o The Ardent Companies 2100 Powers Ferry Road Building 2120, Suite 150 Atlanta, Georgia 30339
Map & Parcel No.: 093-06-2-074.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **148 SECOND AVENUE NORTH PARTNERS, LLC,** a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto **TAC 150 SECOND AVENUE, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 150 Second Avenue North, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of January, 2018.

GRANTOR:

148 SECOND AVENUE NORTH PARTNERS, LLC, a Tennessee limited liability company

By: _____ (Seal)
Robert W. Lowe, Jr.
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Natalie Sulzby, a Notary Public in and for said County and State, ROBERT W. LOWE, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 148 SECOND AVENUE NORTH PARTNERS, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 18th day of January, 2018.

_____
NOTARY PUBLIC

My Commission Expires: May 5, 2020

NATALIE SULZBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

4852-7594-5818

2920226-000007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 19th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

4852-7594-5818
2920226-000007

EXHIBIT "A"
Legal Description

LAND IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 14 OF THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF SECOND AVENUE NORTH (75' R/W), SAID POINT BEING 495.61 FEET NORTH FROM THE INTERSECTION OF SAID RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY OF BROADWAY (105' R/W); THENCE FOLLOWING THE EASTERLY RIGHT OF WAY OF SECOND AVENUE NORTH NORTH 26 DEGREES 50 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 84.27 FEET TO A POINT,• THENCE LEAVING SAID RIGHT OF WAY NORTH 62 DEGREES 20 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 210.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FIRST AVENUE NORTH (50' R/W); THENCE FOLLOWING SAID RIGHT OF WAY SOUTH 26 DEGREES 51 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 84.80 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY SOUTH 62 DEGREES 28 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 210.25 FEET THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 0.408 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, TN RLS NO. 2702, DATED NOVEMBER 21, 2017, LAST REVISED JANUARY 18, 2018.

Being the same property conveyed to 148 SECOND AVENUE NORTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CUMBERLAND-LENOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120330-0027294 and Instrument No. 20120330-0027295, dated March 30, 2012, said Register's Office.