Bill Garrett Davidson County
Batch# 62581 DEEDQC
02/26/2018 04:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180226-0018087

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2017. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Robert W. Lowe Jr. P.O. Box 24512 Nashville, TN 37202	New Owner	093 15 0 198.00 093 15 0 199.00 093 15 0 200.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **407 Lafayette Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Robert W. Lowe Jr.**, owning a 23.44% undivided interest, **Whit W. McCrary IV**, owning a 20.51% undivided interest, **James B. Foley**, owning a 21.01% undivided interest, **Thomas Land Deleot Jr.**, owning a 16.69% undivided interest, **John Chad Tuck**, owning a 8.34% undivided interest, and **Gregory R. Coleman**, owning a 10.01% undivided interest, as tenants in common (collectively, the "**Grantees**"), certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **407 Lafayette Street, 833 4th Avenue South and 835 4th Avenue South, Nashville, Tennessee 37203.**

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 29th day of December, 2017.

407 Lafayette Partners, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe Jr.,
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Robert W. Lowe Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Managing Member** of **407 Lafayette Partners, LLC** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of December, 2017.

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

_____
Notary Public
My Commission Expires: May 5, 2020

EXHIBIT A

Legal Description

Tract 1: 835 4th Avenue South; Map-Parcel No. 093-15-0-198.00.

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete at the intersection of the Westerly right-of-way line of Fourth Avenue South, and the Northerly right-of-way line of Interstate 40;

Thence leaving the Westerly right-of-way line of Fourth Avenue South, with the Northerly right-of-way line of Interstate 40, South 19 deg 52 min 21 sec West, 58.01 feet to an existing right-of-way monument;

Thence South 62 deg 45 min 00 sec West, 122.26 feet to an iron rod set, at the intersection with the Easterly terminus of Mulberry Street;

Thence leaving the Northerly right-of-way line of Interstate 40, with the Easterly terminus of Mulberry Street, North 27 deg 19 min 05 sec West, 64.64 feet to an "X" in concrete, in the Easterly right-of-way line of Alley Number 146, and at a corner common with the property of KMN Company, as of record in Deed Book 6489, Page 208, at the Register's Office for Davidson County, Tennessee.

Thence leaving the Easterly right-of-way line of Alley Number 146, with the Southerly property line of KMN Company, North 62 deg 45 min 00 sec East, 165.00 feet to an "X" in concrete, in the Westerly right-of-way line of Fourth Avenue South; Thence with the Westerly right-of-way line of Fourth Avenue South, South 26 deg 53 min 37 sec East, 25.17 feet the Point of Beginning. Containing 9,816 square feet or 0.225 acres more or less.

Being the same property conveyed to 407 Lafayette Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from 835 4th Avenue South Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20080723-0075542 in the Register's Office for Davidson County, Tennessee.

Tract 2: 833 4th Avenue South; Map-Parcel No. 093-15-0-199.00; and 407 Lafayette Street; Map-Parcel No. 093-15-0-200.00

A parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, being part of Lot Nos. 46, 47, 48, and 49 on the map of Barrow Grove, of record in Book S, Page 279, R.O.D.C., also being shown on a survey by S.M. McMurray Engineering Company, dated May 6, 1950, as described according to a survey of Barge, Waggoner, Sumner and Cannon, Inc., dated December 20, 1974 and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Fourth Avenue, South, said iron pin being N 31 deg. 10' W, 25.17 feet from the intersection of the Westerly margin of Fourth Avenue, South, and the Northerly margin of Mulberry Street, said iron pin also being the Northeast corner of the property conveyed to L.L. Daugherty, recorded in Deed Book 194, Page 631, R.O.D.C.;

Thence, S 58 deg. 58' W, 165.00 feet with the Northerly line of the property conveyed to said L.L. Daugherty to a point in the Westerly margin of Alley No. 146;

Thence, N 31 deg. 10' W, 421.76 feet with the Westerly margin of said Alley No. 146 to the point of its intersection with the Southerly margin of Lafayette Avenue;

Thence, S 70 deg. 50' E, 243.77 feet with the Southerly margin of Lafayette Avenue to the point of a curve to the right; Thence, continuing with the arc of said curve to the right 28.38 feet to a point in the Westerly margin of Fourth Avenue; South, said curve having a radius of 41.00 feet, an interior angle of 39 deg. 40', a tangent distance of 14.79 feet and a chord of 27.82 feet, S 51 deg. 00' E;

Thence, S 31 deg. 10' E, 208.16 feet with the Westerly margin of Fourth Avenue, South, to the point of beginning. Containing 1.22 plus/minus acres.

Being the same property conveyed to 407 Lafayette Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from K.M.N. Company, a Tennessee general partnership as recorded on the 22nd of July 2008 in Instrument No. 20080722-0075223, re-recorded at Instrument No. 20080730-0078152 and Quitclaim Deed from K.M.N. Company, a Tennessee general partnership to 407 Lafayette Partners, LLC, a Tennessee limited liability company as recorded on the 22nd day of July, 2008 in Instrument No. 20080722-0075224, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 407 Lafayette Partners, LLC, a Tennessee limited liability company by deeds of record in Instrument No. 20080722-0075223, and re-recorded in Instrument No. 20080730-0078152, Instrument No. 20080722-0075224 and Instrument No. 20080723-0075542, in the Register's Office of Davidson County, Tennessee.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019

