| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| SOWETO, LLC<br>38 Governors Way<br>Brentwood, Tennessee 37027 | SOWETO, LLC<br>38 Governors Way<br>Brentwood, Tennessee 37027 | 081-07-0-520.00<br>081-07-0-521.00 |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN)<br>1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

# 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, **1006 BUCHANAN PARTNERS,** a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does hereby quitclaim, transfer and convey to **SOWETO, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 1006 & 1008 Buchanan Street, Nashville, Tennessee.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

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 26th day of February, 2018.

Notary Public

My Commission Expires: 1/6/2020

Bill Garrett Davidson County
Batch# 64043 DEEDQC
03/01/2018 12:31:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180301-0019360

[Signatures on the following page]

ANDREA P. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

7/4111930.1
010098-301026

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 26th day of February, 2018.

GRANTOR:

1006 Buchanan Partners,
a Tennessee general partnership

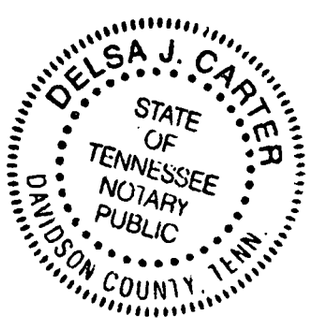
By: BPI Crabtree Family Investments II, LLC,
a Tennessee limited liability company,
its Managing Partner

By: _____
David P. Crabtree, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Delsa J. Carter, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, 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 President of BPI Crabtree Family Investments II, LLC, the Managing Partner of 1006 Buchanan Partners, the within named grantor, that he, as such President of the Managing Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing himself as the President of the Managing Partner of 1006 Buchanan Partners.

WITNESS my hand, at office, this 26 day of February, 2018.




_____
Notary Public

My Commission Expires: 05-03-21

7/4111930.1
010098-301026

EXHIBIT A

(LEGAL DESCRIPTION)

Being a tract of land in the central portion of Nashville, Davidson County, Tennessee. Said tract lying in the 21st Council District of Davidson County, also consisting of parcels 520 and 521 of Davidson County Tax Map 81-7. Said tract being bounded on the north by public right of way (R/W) of Alley #493 (10' public right of way), on the east by Deborah Brandon as recorded as Instrument No. 201310150107552 as recorded in Register's Office of Davidson County, Tennessee (RODCT), on the south by public R/W of Buchanan Street (50' public R/W) and on the west by public R/W of Owen Street (33' Public R/W). Said tract being described as follows:

Point of beginning being a PK nail (new) at the southwest corner of the tract being described, said point lying on the northerly R/W margin of Buchanan Street and the easterly R/W margin of Owen Street, having a Tennessee State Plane (NAD83) coordinate northing of 673,343.7079 and an easting of 1,731,289.5538; thence leaving said margin of Buchanan Street and running with the easterly margin of Owen Street North 17° 57' 23" West, 148.62 feet to a PK nail (new) in the southerly R/W margin of Alley #493; thence leaving said margin of Owen Street and running with the southerly R/W margin of Alley #493 North 84° 47' 53" East, 66.67 feet to a PK Nail (new), passing a found 1/2" iron rod at 33.33 feet; thence leaving said R/W margin of Alley #493 South 17° 52' 40" East, 149.50 feet to a PK nail (new) in the northerly R/W margin of Buchanan Street; thence with said R/W margin South 85° 34' 26" West, 66.67 feet to the point of beginning. Actual field survey performed by Douglas Ball-Chandler, TN R.L.S. #2588, Ragan-Smith Associates, Inc., 315 Woodland Street, P.O. Box 60070 Nashville, TN 37206, Job #14075.

Being the same property conveyed to 1006 BUCHANAN PARTNERS, by deed dated August 27, 2014, from Irvin Oten, Executor of the Estate of Wade Lee Phelps, of record as Instrument No. 20140828-0078846, Register's Office for Davidson County, Tennessee.