QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-02-2020

Bill Garrett Davidson County
Batch# 71688 DEEDQC
03/21/2018 01:17:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180321-0026758

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WB Capital, LLC and Nashviddles, LLC	**Same**	
(NAME)	(NAME)	
4845 Manassas Dr.		**091-05-0-129.00 & 091-05-0-128.00**
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH LOTS INTO ONE MAP AND PARCEL NUMBER

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WB CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 66.6% UNDIVIDED INTEREST, AND NASHVIDDLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 33.3% UNDIVIDED INTEREST ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

WB CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 66.6% UNDIVIDED INTEREST, AND NASHVIDDLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 33.3% UNDIVIDED INTEREST ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THE EASTERLY 200 FEET OF LOT NO. 33 ON THE MAP OF THE SUBDIVISION OF THE B.F. CROCKRILL FARM AS OF RECORD IN BOOK 161, PAGES 134 AND 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 33 FRONTS 50 FEET ON THE WESTERLY SIDE OF VERNON FORMERLY COCKRILL AVENUE AND RUNS BACK FROM THE CENTER OF SAID AVENUE BETWEEN PARALLEL LINES 225 FEET TO A DEAD LINE.

PARCEL 2: LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING THE SOUTHERLY 50 FEET OF THE NORTHERLY 194.3 FEET OF THE EASTERLY 225 FEET OF LOT NO. 33 ON THE MAP OF B.F. CROCKRILL FARM SUBDIVISION AS SHOWN BY PLAT APPEARING OF RECORD IN BOOK 161, PAGES 134 AND 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID PART OF LOT NO. 33 FRONTS 50 FEET ON THE WESTERLY SIDE OF VERNON, FORMERLY COCKRILL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES FROM THE CENTER OF SAID AVENUE 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTIES CONVEYED TO WB CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 66.6% UNDIVIDED INTEREST, AND NASHVIDDLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 33.3% UNDIVIDED INTEREST , BY QUITCLAIM DEED FROM WB CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20180321-0026757 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **641 & 643 Vernon Avenue, Nashville, Tennessee 37209**

Witness our hands this the 15th day of March, 2018.

WB CAPITAL, LLC

By: Matt White, Member

By: Robert J. Burke, Jr., Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of March, 2018, before me personally appeared **Matt White**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of WB Capital, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of WB Capital, LLC, as Member.

Witness my hand and official seal, this the 16th day of March, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2018, before me personally appeared **Robert J. Burke, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of WB Capital, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of WB Capital, LLC, as Member.

Witness my hand and official seal, this the 15th day of March, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NASHVIDDLES, LLC

By: Ray Novak, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of March, 2018, before me personally appeared **Ray Novak**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Nashviddles, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Nashviddles, LLC, as Sole Member.

Witness my hand and official seal, this the 16th day of March, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY