Bill Garrett Davidson County
Batch# 93443 DEEDQC
05/17/2018 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180517-0047311

THIS INSTRUMENT PREPARED BY:

27820-1A
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CJ Church Street Partners, LLC 209 29th Avenue N Suite 150 Nashville, TN 37203	New Owner	09212039600 09212039700

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan, Ward & Elmore, Inc., a Tennessee corporation** hereinafter called the Grantor, by these presents does transfer, convey and quitclaim unto **CJ Church Street Partners, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This Real Estate is more commonly known as 1921 and 1925 Church Street, Nashville, TN 37203.

BEING all of the same property conveyed to Bryan, Ward and Elmore, Inc. by Installment Deed dated May 1, 1981 from Helen T. Dunn, a widow and single person, of record in Book 5740, Page 183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of May, 2018.

Bryan, Ward & Elmore, Inc., a Tennessee corporation

By: _____
Name: W. Allen Bryan, III
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. Allen Bryan, III, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Bryan, Ward & Elmore, Inc., a Tennessee corporation , the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand, at office, this 16th day of May, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

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
16th day of May, 2018.

_____
Notary Public
My Commission Expires: 9.10.18

EXHIBIT A
Legal Description

BEING located in the 21st Councilmanic District of Davidson County, Tennessee, being located southeasterly of the Church Avenue and 20th Avenue North intersection and being a westerly portion of Lot 154 of the Plan of the Boyd Home Tract as recorded in Plat Book 21, Page 139 in the Register's Office of Davidson County, Tennessee and also being all of the Bryan, Ward & Elmore, Inc. Property as recorded in Deed Book 5740, Page 183 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing nail monument in the southerly right-of-way of Church Street, said monument also being the northeasterly corner common to the Berry Hill Square, LLC Property as recorded in Instrument # 20010228-0018548, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Church Street and continuing along with the westerly line of the Berry Hill Square, LLC Property, S 30°25'27" E a distance of 173.16' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley #379;

Thence leaving said Berry Hill Square, LLC Property and continuing along with the northerly right-of-way of Public Alley #379, S 59°15'13" W a distance of 80.00' to a new brass disk monument, said monument being the southeasterly corner common to the Nashville Enterprises, Inc. Property as recorded in Instrument # 20010710-0073232, in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of Public Alley #379 and continuing along with the easterly line of the Nashville Enterprises, Inc. Property, N 30°25'27" W a distance of 173.32' to an existing nail monument; said monument being the southerly right-of-way of Church Street;

Thence leaving said Nashville Enterprises, Inc. Property and continuing along with the southerly right-of-way of Church Street, N 59°22'01" E a distance of 80.00' to an existing nail monument, which is the point of beginning, having an area of 13,859 square feet, 0.32 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated March 21, 2018.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019