Bill Garrett Davidson County
Batch# 100887 DEEDQC
06/06/2018 08:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180606-0054057

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO: Laurence M. Papel Nelson Mullins Riley & Scarborough, LLP 150 4th Ave. North, Suite 1100 Nashville, Tennessee 37219	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is: $0.00 William Gary Forkum Affiant Subscribed and sworn to before me this 1st day of June, 2018. Ashley Osgood Notary Public My commission expires: 11/9/2019 ASHLEY N OSGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Twelve South Partners, LLC Attn: Shannon Gleason 2020 Fieldstone Parkway Suite 900-94 Franklin, TN 37069-4337	Same	118-01-0-043.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **WILLIAM GARY FORKUM and wife, MELISSA R. FORKUM** (collectively, "***Grantors***"), for their successors and assigns, hereby release, quitclaim and convey to **TWELVE SOUTH PARTNERS, LLC**, a Tennessee limited liability company ("***Grantee***"), any right, title and interest of Grantors in and to the premises located in Davidson County, Tennessee and described in **Exhibit A** hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***"). The property described in **Exhibit A** is improved property known as 2701 12th Avenue South, Nashville, Tennessee 37204.

Grantors make no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of June, 2018.

GRANTORS:

William Gary Forkum

STATE of TENNESSEE)
) ss:
COUNTY of Williamson)

On this 1st day of June, 2018, before me personally appeared William Gary Forkum, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and official seal at Franklin, Tennessee this 1st day of June, 2018.

Ashley Osgood
Notary Public

My Commission Expires:

11/9/2019

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

[SIGNATURES CONTINUE ON NEXT PAGE]

SIGNATURE PAGE
TO
QUITCLAIM DEED

Melissa R. Forkum

STATE of TENNESSEE)
) ss:
COUNTY of Williamson)

On this 1st day of June, 2018, before me personally appeared Melissa R. Forkum, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and official seal at Franklin, Tennessee this 1st of June, 2018.

Notary Public

My Commission Expires:

11/9/2019

[END OF SIGNATURES]

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Being part of Lot No. 21 on the Map of E. T. Noel's Subdivision, as of record in Book 57, page 128, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of 12th Ave. S. or Granny White Pike, as now widened and located 87' 8 1/2" north of the north margin of Dallas Ave., as now widened and located, beginning at the north wall of a brick building thence along the said brick building and the line of the same, if extended, westerly 171' 4'/2" to a point on the east margin of an alley; being 92' north of the north margin of Dallas Ave. as now located, said point also being 4' 7" north of an old iron pipe opposite an old post; thence with the margin of said alley northerly 40' 5" to a stake; thence easterly 171' 4" to the west margin of Granny White Pike or 12th Ave. South; said point being at the end of a concrete coping wall; thence with the margin of said pike, southerly 50' 5 3/4" to the point of beginning.

Tract II:

Being the north part of Lot No. 21 on the Map of Dr. E. T. Noel's Subdivision, of record in Book 57, page 128, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 21 fronts 60'/2' on the westerly side of 12th Ave. South or Granny White Pike, as now widened, and runs back between lines 160' more or less to a 20' alley in the rear on which it measures 50'.

Being the same property conveyed to Grantors by Quitclaim Deed of record as Instrument Number 20180531-0051983, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY