This instrument was prepared by:

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Bill Garrett Davidson County
Batch# 106621 DEEDQC
06/19/2018 03:52:14 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180619-0059134

QUITCLAIM DEED

FROM: JAMES CURTIS COLE, Grantor

TO: EAGLE 5, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Eagle 5, LLC 209 – 10th Avenue South, Suite 134 Nashville, Tennessee 37203	Same	09310004400 09310003800

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Brandy Gmany
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of June, 2018.

Connie Cantrell
Notary Public
My Commission Expires:_____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES CURTIS COLE ("Grantor"), does quitclaim unto EAGLE 5, LLC, a Tennessee limited

liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is unimproved property known as 812 Palmer Place and 811 Lea Avenue, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 14th day of June, 2018.

GRANTOR:

JAMES CURTIS COLE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Jill Napier, a Notary Public of said County and State, JAMES CURTIS COLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 14 day of June, 2018.

Notary Public
My Commission Expires:

JILL NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Parcel 09310004400:

Being a parcel of land lying in the 19th Council District of Metropolitan Nashville, Davidson County, Tennessee, west of 8th Avenue South, south of Lea Avenue and north of Palmer Place. Being part of Block "B" and the northerly 5 feet of a now abandoned alley, as recorded in Plat Book 57, page 117, R.O.D.C.T. and being more particularly described as follows:

Beginning at a nail with "OHM Advisors" shiner set, in the south right-of-way of Lea Avenue, said nail being approximately 250 feet southeast of the intersection of the south right-of-way Lea Avenue and the east right-of-way of Palmer Place;

Thence, with the south right-of-way of Lea Avenue, South 82 degrees 19 minutes 02 seconds East, 40.00 feet to a Mag nail with

"Ragan-Smith" shiner found at the northwest corner of the MLG Properties, LLC property as recorded in Instrument# 20100429-0032547, R.O.D.C.T.;

Thence, with said west boundary, South 01 degrees 44 minutes 43 seconds East, 85.26 feet to a Mag nail set at the northeast corner of the Byrd D. Cain, Trustee property as recorded in Deed Book 5000, Page 87, R.O.D.C.T.;

Thence, with the north boundary of said property, North 82 degrees 24 minutes 47 seconds West, 39.95 feet to a Mag nail set in the east boundary of the Eagle 1. LLC property, as recorded in Instrument# 20141002-0091099, R.O.D.C.T.;

Thence, with said east boundary, North 01 degrees 46 minutes 20 seconds West, 85.33 feet to the Point of Beginning.

The above described parcel contains 0.08 acres (3,364 sq.ft) more or less and is based on a survey by Jason Moseley, TN RLS 2644 with OHM Advisors, 209 10th Avenue South, Suite 116, Nashville, TN 37203. OHM Project #1080-18-0090.

Parcel 09310003800:

Being a parcel of land lying in the 19th Council District of Metropolitan Nashville, Davidson County, Tennessee, west of 8th Avenue South, south of Lea Avenue and north of Palmer Place. Being part of Block "C" and the southerly 5 feet of a now abandoned alley, as recorded in Plat Book 57, page 117, R.O.D.C.T. and being more particularly described as follows:

Beginning at a nail with "Donlon" shiner found, in the north right-of-way of Palmer Place, said nail being approximately 335.7 feet southeast along the right-of-way from the intersection of the south right-of-way Lea Avenue and the east right-of-way of Palmer Place, the same being the southeast corner of the Eagle 1, LLC property as recorded in Instrument #20141002-0091099, R.O.D.C.T.;

Thence, with said east boundary, North 01 degrees 46 minutes 20 seconds West, 85-34 feet to a Mag nail set at the southwest corner of the Byrd D. Cain, Trustee property as recorded in Deed Book 500, Page 87, R.O.D.C.T.;

Thence, with said south boundary, South 82 degrees 24 minutes 47 seconds East, 39.95 feet to a Mag nail set in the west boundary of the MLG Properties, LLC property as recorded in Instrument# 20100429-0032547, R.O.D.C.T.;

Thence, with said west boundary, South 01 degrees 44 minutes 43 seconds East, 85.26 feet to a drill hole found in the north right-of-way of Palmer Place;

Thence, with said right-of-way, North 82 degrees 31 minutes 02 seconds West, 39.89 feet to the Point of Beginning.

The above described parcel contains 0.08 acres (3,361 sq.ft) more or less and is based on a survey by Jason Moseley, TN RLS 2644 with OHM Advisors, 209 10th Avenue South, Suite 116, Nashville, TN 37203. OHM Project #1080-18-0090.

Being the same property conveyed to EAGLE 5, LLC, a Tennessee limited liability company by Special Warranty Deed from JAMES CURTIS COLE dated June 14, 2018 of record as Instrument #20180619-0059133, Register's Office for Davidson County, Tennessee.

Together with any property or rights of any kind accruing to Grantor or to any of the above-described property, if any, as a result of the closure of that public alley created by City of Nashville Bill No. 45-928, passed on third reading on January 22, 1946, and closed pursuant to City of Nashville Bill No. 49-261, passed on third reading on June 28, 1949.