Bill Garrett Davidson County
Batch# 111162 DEEDQC
06/29/2018 04:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180629-0063471

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

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 29 day of June, 2018.

Notary Public
My Commission Expires: NOV 5, 2018

BRANDI NORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/5/2018

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
AMG 805 Lea, L.L.C. 643 Magazine Street, Suite 306 New Orleans, LA 70130	Same	093-10-040.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MLG Properties, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **AMG 805 Lea, L.L.C.**, a Louisiana limited liability company ("**Grantee**"), its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **805 Lea Avenue, Nashville, Tennessee 37203**.

****

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 29 day of June, 2018.

MLG PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Arnie Malham, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, **Arnie Malham**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **President** of **MLG Properties, LLC, a Tennessee limited liability company,** and that he is authorized to execute this instrument on its behalf as the **President**.

Witness my hand, at office, this 29th day of June, 2018.

BRANDI MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

_____
Notary Public

My Commission Expires: Nov 5, 2018

EXHIBIT A

Survey Description

BEING A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBER 40.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. ALSO BEING PART OF BLOCKS B AND C AS SHOWN ON THE FINAL PLAT ENTITLED "MAP OF PALMER PLACE", OF RECORD IN BOOK 57, PAGE 117 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.). BEING BOUNDED ON THE NORTH BY RIGHT-OF-WAY (R/W) OF LEA AVENUE (PUBLIC R/W VARIES), ON THE EAST BY RIGHT-OF-WAY (R/W) OF ALLY #115 (10' PUBLIC R/W), ON THE SOUTH BY THE R/W OF PALMER PLACE (40' PUBLIC R/W), AND ON THE WEST BY THE BYRD D. CAIN, TRUSTEE PROPERTY OF RECORD IN DEED BOOK 5000, PAGE 87 (R.O.R.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE NORTHERLY R/W OF PALMER PLACE BEING THE SOUTHEAST CORNER OF THE SAID CAIN PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 663,510.48 AND AN EASTING OF 1,738,079.16 (NAD83); THENCE LEAVING THE SAID R/W NORTH 01 DEGREES 48 MINUTES 05 SECONDS WEST, 170.74 FEET TO A P.K. NAIL (NEW) IN THE SOUTHERLY R/W OF LEA AVENUE; THENCE LEAVING THE SAID CAIN PROPERTY SOUTH 82 DEGREES 29 MINUTES 11 SECONDS EAST, 188.53 FEET TO A P.K. NAIL (NEW) IN THE WESTERLY R/W OF ALLEY #115; THENCE LEAVING LEA AVENUE WITH THE SAID ALLEY SOUTH 02 DEGREES 21 MINUTES 18 SECONDS EAST, 171.66 FEET TO A P.K. NAIL (NEW) IN THE NORTHERLY R/W OF PALMER PLACE; THENCE LEAVING SAID ALLY WITH THE NORTHERLY R/W OF PALMER PLACE NORTH 82 DEGREES 17 MINUTES 53 SECONDS WEST, 190.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,967 SQUARE FEET OR 0.73 ACRES, MORE OR LESS.

Further being the same property conveyed to AMG 805 Lea, L.L.C., a Louisiana limited liability company by Special Warranty deed of record as Instrument No. –201806290063470–––––––, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).