Bill Garrett Davidson County
Batch# 112317 DEEDQC
07/03/2018 11:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180703-0064460

QUITCLAIM DEED

FROM: Grace Walker

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

TO: BTP Nashville, LLC,
a Delaware limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
BTP Nashville, LLC c/o 1530 Management, LLC Attn: Charley Moss 1530 Broadway New York, NY 10036	Same	A portion of Map 82-9 Parcel 470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Grace Walker
Affiant

Sworn to and subscribed before me, this 29th day of June, 2018.

Notary Public

KAERON M. CHARLES
Notary Public - State of New York
No. 01CH6213253
Qualified in New York County
My Commission Expires Dec. 17, 2021

My Commission Expires: 12/17/2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **Grace Walker** (the "Grantor") by these presents do quitclaim, transfer, and convey unto **BTP Nashville, LLC,** a Delaware limited liability company (the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest, if any, in a tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved real property located on Taylor Street between 2nd Avenue North and 3rd Avenue North, Nashville, Davidson County, Tennessee 37208.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the ~~28~~ 29 day of June, 2018.

GRANTOR: _____ 6/29/18
Grace Walker

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF ~~DAVIDSON~~ New York)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Grace Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal at office in ~~Nashville~~ New York, N.Y., ~~Tennessee~~, this 29th day of June, 2018.

_____
Notary Public

My Commission Expires: 12/17/2021

KAERON M. CHARLES
Notary Public - State of New York
No. 01CH6213253
Qualified in New York County
My Commission Expires Dec. 17, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete at the intersection of the northerly right-of-way line of Taylor Street, and the easterly right-of-way line of Second Avenue north, said "X" in the concrete being located at Northing: 673,062.96; Easting: 1,736,413.32; on the State Plane Coordinate System NAD-83 (1990);

Thence with the northerly right-of-way line of Taylor Street, North 63 deg. 08 min. 41 sec. East, 126.00 feet to an iron rod, being the POINT OF BEGINNING;

Thence leaving the northerly right-of-way line of Taylor Street, with the westerly right-of-way line of said unnumbered alley, North 26 deg. 59 min. 31 sec. West, 66.67 feet to an iron rod set at the intersection with the northerly terminus of said unnumbered alley;

Thence leaving the easterly right-of-way line of said unnumbered alley with the northerly terminus of said unnumbered alley, North 63 deg. 08 min. 41 sec. East, 10.80 feet to an iron rod set at an intersection with the easterly right-of-way line of said unnumbered alley;

Thence leaving the northerly terminus of said unnumbered alley with the easterly property line of said unnumbered alley, South 26 deg. 59 min. 31 sec. East, 66.67 feet to an iron rod set in the northerly right-of-way line of Taylor Street;

Thence with the northerly right-of-way line of Taylor Street, South 63 deg. 08 min. 41 sec. West, 10.80 feet to an iron rod being the POINT OF BEGINNING.

Containing 720.04 square feet or 0.016 acres more or less.

Being a portion of the same property conveyed by the Executor of the Estate of Sallie B. Herbert to Herbert Realty Company of record at Book 502, Page 224, Register's Office for Davidson County, Tennessee. Herbert Realty Company was owned by William B. Herbert, R.D. Herbert, Thomas L. Herbert, Jr., Mrs. Frank Wheeler, Mrs. White Hall Morrison and Mrs. Edward Potter, Jr. and those six individuals owned the real property. All of such individuals are deceased and Grace Walker is an heir of one or more of such individuals.

CERTIFICATE OF AUTHENTICITY

I, Traci Sellers, do hereby make oath that I am 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.

Traci Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of July, 2018.

Dawnelle B Smith

Notary Public

My Commission Expires: _____



NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

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