Bill Garrett Davidson County
Batch# 118934 DEEDQC
07/20/2018 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180720-0071076

QUITCLAIM DEED

FROM: Sam B. Herbert

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.

Affiant

Sworn to and subscribed before me, this 18 day of July, 2018.

Notary Public

My Commission Expires:

JEFFREY MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires: 01-06-2019

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, **Sam B. Herbert** (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 19th day of July, 2018.

GRANTOR: _____
Sam B. Herbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of July, 2018.

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

_____
Notary Public

My Commission Expires: _____

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 Sam B. Herbert 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 20th day of July, 2018.

CELESTE QUIGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Celeste Quigley
My Commission Expires
September 7, 2020
STATE OF TENNESSEE

Notary Public

My Commission Expires: 09-07-20