Bill Garrett Davidson County
Batch# 124069 DEEDQC
08/02/2018 12:05:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180802-0075831

NEW OWNER	SEND TAX BILLS TO:	
904 Buchanan Partners 2002 Richard Jones Road Suite 200-C Nashville, TN 37215	904 Buchanan Partners 2002 Richard Jones Road Suite 200-C Nashville, TN 37215	081-08-0-024.00 081-08-0-025.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

WHEREAS, pursuant to that certain deed of record as Instrument No. 20141119-0106760, Register's Office for Davidson County, Tennessee, the real property located at 904 and 910 Buchanan Street, Nashville, Davidson County, Tennessee, and described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to **904 Buchanan Partners,** a Tennessee general partnership (the "**Partnership**"); and

WHEREAS, pursuant to certain agreements by and among the partners of the Bon Urban Properties, a Tennessee general partnership (the "**General Partner**"), and one of the partners of the Partnership, Kelly Bonadies ("**Bonadies**") and Aron Wright ("**Wright**"), both being general partners of the General Partner, have transferred all of their partnership interest to other partners in the General Partner, and Bonadies and Wright are no longer partners in the General Partner; and

WHEREAS, Bonadies and Wright (collectively referred to herein as the "**Grantors**") have agreed to confirm, by delivery of this deed, the transfer of any right, title and interest that they each had, if any, in and to the Property as partners of the General Partner, and Grantors hereby confirm the transfer and conveyance of any and all right title and interest that they may have in and to the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Brooke Baird
Affiant

Subscribed and sworn to me this 1st day of August, 2018.

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Theresa Hostetler
NOTARY PUBLIC
My Commission Expires: 10-7-2019

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bonadies and Wright ("**Grantor**"), have bargained and sold, and by these presents does hereby quitclaim, transfer and convey to the Partnership ("Grantee"), its successors and assigns, all its right title and interest in certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 904 Buchanan Street and 910 Buchanan Street, Nashville, Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 1st day of August, 2018.

Kelly Bonadies

Aron Wright

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Bonadies**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of August, 2018.

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Theresa Hostetler
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aron Wright**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of August, 2018.

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Theresa Hostetler
Notary Public

My Commission Expires:

EXHIBIT A

(PROPERTY DESCRIPTION)

Land being located in Davidson County, Tennessee, and described as follows:

Tract I

Land in Davidson County, Tennessee, BEING Lots Nos. 1, 2, 3 & 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Beginning at an iron rod in the north right of way of Buchanan Street at its intersection with the west right of way of 9" Avenue North, said point being the southeast corner of the herein described property; Thence, with the north right of way of Buchanan Street, with a curve to the left, having a Delta angle of 04 degrees 11 minutes 07 seconds, a Radius of 603.96 feet, an Arc Length of 44.12 feet, a Chord Bearing of South 87 degrees 16 minutes 45 seconds West and a Chord Length of 44.11 feet to an iron rod; Thence, South 04 degrees 48 minutes 51 seconds East, 9.74 feet to an iron rod; Thence, South 85 degrees 11 minutes 09 seconds West, 100.00 feet to an iron rod at the southeast corner of the Ziad Mutlak property as described in Instrument 20080311-0024538 RODC; Thence, leaving the right of way, with Mutlak's east line, North 04 degrees 48 minutes 51 seconds West, 150.00 feet to the south margin of Alley #493; Thence, with the alley, North 85 degrees 11 minutes 09 seconds East, 111.18 feet to an iron rod in the west right of way of 9" Avenue North; Thence, with said right of way, South 17 degrees 52 minutes 07 seconds East, 145.63 feet to the point of beginning and containing 18873 square feet or 0.433 acres.

The above being a surveyed description made by Steven D. Delle, R.L.S. 1710, of Delle Land Surveying, dated April 17, 2014, last revised May 1, 2014, Req. 14092.

Tract II

Being a tract of land in the central portion of Davidson County, lying in the 21st Council District of Nashville, TN. Said tract being known as parcel 25 of Davidson County Tax Map 81-8, consisting of Lots 5, 6, 7, 8 & a portion of Lot 9 of the Maple Grove Plan of Subdivision of Lot 1 in the Woodards Plan of record in Plat Book 57, Page 83, Registers Office Davidson County, Tennessee (RODCT). Said tract being bounded on the south by Public Right-of-Way (R/W) of Buchanan Street (Public R/W varies), on the west by Howard E. & Gi Soon Seibel as recorded in Instrument 20051007-0121814 RODCT, on the north by Public R/W of Metro Nashville Alley #493 (10' Public R/W) and on the east by Bon Urban Properties as recorded in Instrument 20140505-0038025 RODCT. Said tract being described as follows:

POINT OF BEGINNING being a set iron rod at the southwest corner of the tract being described, lying on the northerly R/W margin of Buchanan Street, having a Tennessee State Plane Coordinate (NAD83) Northing: 1,731,582.7302 and an Easting of 673,366.5189 and being approximately 76 feet north east of the intersection of 10th Ave North and Buchanan Street; thence leaving said R/W margin North 4 degrees 27 minutes 24 seconds West, 150.00 feet to a set iron rod on the southerly R/W margin of Public Alley #463; thence with said margin of Public Alley #463 North 85 degrees 32 minutes 36 seconds East, 157.50 feet to a set iron rod; thence leaving said southerly R/W margin of Public Alley #463 South 4 degrees 27 minutes 24 seconds East. 150.00 feet to a set iron rod on the northerly R/W margin of Buchanan Street; thence with said R/W of Buchanan Street South 85 degrees 32 minutes 36 seconds West, 157.50 feet to the point of beginning.

The aforesaid Tracts I and II being the same property conveyed to 904 Buchanan Partners by Deed from Bon Urban Properties November 18, 2014 and of record in Instrument 20141119-0106760 in the Office of Register of Deeds for Davidson County, Tennessee.