Bill Garrett Davidson County
Batch# 124069 DEEDQC
08/02/2018 12:05:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180802-0075832

NEW OWNER	SEND TAX BILLS TO:	
1003 Buchanan, LLC 2002 Richard Jones Road Suite 200-C Nashville, TN 37215	1003 Buchanan, LLC 2002 Richard Jones Road Suite 200-C Nashville, TN 37215	081-11-0-501.00
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. 20140811-0072066, Register's Office for Davidson County, Tennessee, the real property located at 1003 Buchanan Street, Nashville, Davidson County, Tennessee, and described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to **1003 Buchanan, LLC**, a Tennessee limited liability company (the "**LLC**"); and

WHEREAS, pursuant to certain agreements by and among the partners of the Bon Urban Properties, a Tennessee general partnership (the "**Member Partnership**"), one of the members of the LLC, Kelly Bonadies ("**Bonadies**") and Aron Wright ("**Wright**"), both being general partners of the Member Partnership, have transferred all of their partnership interest to other partners in the Member Partnership, and Bonadies and Wright are no longer partners in the Member Partnership; 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 Member Partnership, 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
NOTARY PUBLIC
My Commission Expires: 10-7-2019

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 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 LLC ("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 1003 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
Notary Public

My Commission Expires:

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

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
Notary Public

My Commission Expires:

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

EXHIBIT A

(PROPERTY DESCRIPTION)

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

Tract I

A lot with building located thereon (said buildings presently occupied by the Millerlie Cleaners). The lot fronts on the South margin of Buchanan Street in the City of Nashville, Tennessee, and is further described as being part of Lot Nos. 291, 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, said lot begins at a point in the curb of Buchanan Street approximately southwestwardly to the corner of a brick building (this being the Northwest corner of the building occupied as a barber shop); thence, with the West wall of the brick building 70 feet, more or less, to a point approximately 1 foot South of the Millerlie Cleaners Building; thence, westwardly 54 feet, more or less, to a point in an alley; thence in a northerly direction 163/4 feet, more or less, to a point approximately 2 feet West of the Millerlie Cleaners Building thence, northwardly 52 feet, more or less, and parallel to the West wall of the Millerlie Cleaners Building to a point; thence, northeastwardly 39 ½ feet, more or less in the curb; thence with the curb along the South margin of Buchanan Street, 35 2/3 feet to the BEGINNING. It is the intention of the Guarantors to convey the Millerlie Cleaners Building and the lot on which same is located.

Tract II

Being parts of Lot Nos. 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, and also part of Lot Nos. 3 and 4 on the Plan of the Resubdivision of Lots in McGavock, Wetmore and Others First Addition, as of record in Book 161, Page 97, Register's Office for said County, described together, as follows:

Beginning at a point in the southerly margin of Buchanan Street at the Northwest corner of Lot No. 294 and a 10 foot alley; thence, in a southerly direction along the easterly margin of said alley 190 feet to a point; thence, in an easterly direction at right angles to said alley 100 feet to a point; thence, in a northwardly direction 14 feet to a point, which point is one foot South of the building of Lea and Nokes Cleaners; thence, westerly 54 feet, more or less, to a point; thence, in a northerly direction 16 ¼ feet, more or less, to a point approximately 2 feet West of the Lea and Nokes Cleaners building; thence, northerly 52 feet, more or less, and parallel to the West wall of the Lea and Nokes Cleaners Building to a point; thence, northerly 39 ½ feet, more or less, to a point on the southerly margin of Buchanan Street; thence, along the southerly margin of said Buchanan Street eastwardly 120 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to 1003 Buchanan, LLC by Warranty Deed from R. Paul McCulloch dated August 8, 2014 and of record in Instrument 20140811-0072066 in the Office of Register of Deeds for Davidson County, Tennessee.