Bill Garrett Davidson County
Batch# 124069 DEEDQC
08/02/2018 12:05:44 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180802-0075834

NEW OWNER	SEND TAX BILLS TO:	
Bonatopia Properties 1918 10th Avenue North Nashville, TN 37208	New Owner's Address	081-11-0-447.00 081-11-0-442.00
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. 20150323-0024922, Register's Office for Davidson County, Tennessee, the real property located at 1201 Buchanan Street and 1723 12th Avenue North, Nashville, Davidson County, Tennessee, and described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to **Bonatopia Properties**, a Tennessee general partnership (the "**Partnership**"); and

WHEREAS, pursuant to certain agreements by and among the partners of the Partnership, The Farmington 3 Trust ("**Farmington**") and BPI Crabtree Family Investments II, LLC ("**BPI**") have transferred all of their partnership interest to other partners in the Partnership, and Farmington and BPI are no longer partners in the Partnership; and

WHEREAS, Farmington and BPI (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 in and to the Property as partners of the 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, BPI, acting by and through its duly authorized representative and Farmington, acting by and through its Trustee, have bargained and sold, and by these presents do 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 1201 Buchanan Street and 1723 12th Avenue North, 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.

BPI Crabtree Family Investments, LLC,

By: _____

Name: David P. Crabtree
Title: President

_____
Delsa Carter, Trustee of the Farmington 3 Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, 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 President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

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

_____
Notary Public

My Commission Expires:

5/3/21

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Delsa Carter, 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 Trustee of the Farmington 3 Trust, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

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

Notary Public

My Commission Expires:

5/3/21

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

(PROPERTY DESCRIPTION)

Tract I: Land in Davidson County, Tennessee, being the Northerly 1/2 of Lot No. 189 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 189 fronts 50 feet on the Westerly side of 12th Avenue North, formerly Florence Street and runs back between parallel lines, 154 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being the Easterly part of Lot No. One Hundred and Ninety (190) in McGavock, Wetmore & Others Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southwesterly corner of Buchanan Street, formerly Hydes Ferry Pike and 12th Avenue North, formerly Florence Street, thence with the Southerly margin of Buchanan Street Westerly 88 feet to John Cato's N.W. corner; thence with said Cato's Easterly line Southerly to the line between Lots Nos. 189 and 190 on said Plat at a point 77 feet Westerly from the Westerly margin of 12th Avenue North, thence with said line Easterly 77 feet to the Westerly margin of said Avenue, thence with said Avenue Northerly 105 feet to the beginning.

Tract III: Land in Davidson County, Tennessee, being part of Lot No. 190 in D.T. McGavock's Addition to Nashville, the Plan of which is of record in Book 21, Page 41 of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 190 begins 88 feet Northwestwardly from the Southwest corner of Buchanan Street, formerly Hyde's Ferry Turnpike, and 12th Avenue, formerly Florence Street and running Northwestwardly with Buchanan Street 88 feet to a 16-foot alley; thence Southeastwardly with said alley 195 feet to Lot. No. 189 in said plan; thence Northwestwardly with the North line of said name Lot, 77 feet to a point and thence Northeastwardly 150 feet to the beginning.

Tract IV: Land in Davidson County, Tennessee, being the South one-half or 50 feet of Lot No. 189, in McGavock, Wetmore and Others Second Division, called the Addition to the Town of McGavock, a plan of which is of record in Book No. 21, Page 41, Register's Office for said County.

Said part of said Lot No. 189 fronts 50 feet on the Westerly side of Florence Street, now 12th Avenue North, and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Bonatopia Properties by deed from MALEK YAFAI, of record in Instrument No. 20150323-0024922, said Register's Office.

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