Bill Garrett Davidson County
Batch# 130174 DEEDQC
08/16/2018 03:58:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180816-0081474

QUITCLAIM DEED

TO: Tara of the Gulch LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Division Street Partners,
a Tennessee general partnership

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Tara of the Gulch LLC Attn: Anup Patel 8832 Blakeney Professional Drive, Suite 202 Charlotte, NC 28277	Same	093-14-0-565.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
Traci Sellers
My Commission Expires

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 14th day of August, 2018.

Notary Public

My Commission Expires: 11-8-21

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, **Division Street Partners**, a Tennessee general partnership (hereinafter called the "Grantor"), does quitclaim, transfer and convey unto **Tara of the Gulch LLC**, a Tennessee limited liability company (hereinafter called the "Grantor"), and Grantor's successors and assigns, all of Grantor's interest, if any, as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 910 Division Street, Nashville, Davidson County, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 14th day of August, 2018.

GRANTOR:

Division Street Partners,
a Tennessee general partnership

By: _____
George N. Spiva, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Division Street Partners, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 14th day of August, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND IN THE CENTRAL PORTION OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL ALSO KNOWN AS PARCEL 565 OF DAVIDSON COUNTY TAX MAP 93-14. ALSO, BEING KNOWN AS LOT 5 ON THE PLAN OF EDGEHILL ESTATES OF RECORD IN INSTRUMENT PLAT BOOK 4460, PAGE 157 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BOUNDED ON THE SOUTH BY PUBLIC RIGHT-OF-WAY (R/W) OF DIVISION STREET (60' PUBLIC R/W); ON THE WEST BY PUBLIC R/W OF OVERTON STREET (50' PUBLIC R/W); ON THE NORTH BY PUBLIC R/W OF ALLEY #230 (20' PUBLIC R/W) AND ON THE EAST BY CROWELL CAPITAL PARTNERS, GP AS RECORDED IN INSTRUMENT #201612220134832 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE (RODCT). SAID PARCEL BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A FOUND ¾" IRON ROD ON THE NORTHERLY R/W OF DIVISION STREET AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; SAID POINT HAVING A NORTHING OF 662,506.81 AND AN EASTING OF 1,737,684.95; THENCE WITH SAID R/W MARGIN OF DIVISION STREET AND A CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 140.17 FEET, A CENTRAL ANGLE OF 12 DEGREES 44 MINUTES 53 SECONDS AND CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 46 MINUTES 22 SECONDS WEST 139.88 FEET TO A BROKEN CONCRETE MONUMENT; THENCE WITH A CURVE TO THE RIGHT MERGING INTO THE EASTERLY R/W MARGIN OF OVERTON STREET HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.64 FEET, A CENTRAL ANGLE OF 88 DEGREES 33 MINUTES 55 SECONDS AND A CHORD BEARING AND DISTANCE NORTH 39 DEGREES 26 MINUTES 30 SECONDS WEST 34.91 FEET TO A FOUND NAIL; THENCE CONTINUING WITH OVERTON STREET NORTH 06 DEGREES 15 MINUTES 34 SECONDS EAST 141.17 FEET TO A FOUND CONCRETE MONUMENT UNDER THE WALK; THENCE WITH A CURVE TO THE RIGHT AND MERGING INTO THE SOUTHERLY R/W OF ALLEY #230 HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.77 FEET, A CENTRAL ANGLE OF 91 DEGREES 00 MINUTES 11 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 45 MINUTES 40 SECONDS EAST 28.53 FEET TO A SET PK; THENCE WITH SAID ALLEY SOUTH 82 DEGREES 44 MINUTES 15 SECONDS EAST 203.48 FEET TO A ½" FOUND IRON ROD; THENCE LEAVING SAID ALLEY SOUTH 22 DEGREES 44 MINUTES 59 SECONDS WEST 215.05 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THAT SURVEY TITLED, "910 DIVISION STREET FOR TARA INVESTMENTS" DATED FEBRUARY 16, 2018, LAST REVISED AUGUST 1, 2018, AND PREPARED BY DOUGLAS W. BALL-CHANDLER, RLS NO 2588.

CONTAINING 37,433 SQUARE FEET OR 0.86 ACRES MORE OR LESS.

Being the same property conveyed to DIVISION STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from SPATH ENTERPRISES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, of record as Instrument No. 20060918-0115607, dated September 14, 2006, said Register's Office.