3

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Pichoslap Development Company, LLC 41 Peabody Street Nashville, TN 37210	Same as New Owner	081-08-0-025.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BLB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

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, **904 BUCHANAN PARTNERS**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does hereby quitclaim, transfer and convey to **PICHOSLAP DEVELOPMENT COMPANY, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 910 Buchanan Street, Nashville, Tennessee.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Brooke Baird
Affiant

Subscribed and sworn to before me this 21st 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, 2018

[Signatures on the following page]

Bill Garrett Davidson County
Batch# 132001 DEEDQC
08/22/2018 12:03:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180822-0083304

4844-1455-5504.1
010098-301026

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 21st day of August, 2018.

GRANTOR:
904 BUCHANAN PARTNERS

By: Bon Urban Properties, Managing Partner

By: BPI Crabtree Family Investments, LLC, Managing Partner

By: _____
David P. Crabtree, President

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 Managing Partner of Bon Urban Properties, the Managing Partner of 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 21 day of August, 2018.

_____
Notary Public

My Commission Expires:

3-8-22

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

4844-1455-5504.1
010098-301026

EXHIBIT A

(LEGAL DESCRIPTION)

Being a tract of land in the central portion of Davidson County, lying in the 21st Council District of Nashville, TN. Said tract 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.

Being the same property conveyed to BON URBAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from ZIAD MUTLAK, of record in Instrument No. 20140918-0085876 and Instrument No. 20140918-0085877, dated September 18, 2014, said Register's Office.

Being the same property conveyed to 904 BUCHANAN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from BON URBAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20141119-0106760, dated November 18, 2014, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20180802-0075830 and Instrument No. 20180802-0075831, said Register's Office.