This instrument prepared by:

Bass, Berry & Sims PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
615-742-7881

Bill Garrett Davidson County
Batch# 133947 DEEDQC
08/27/2018 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180827-0084895

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
509 Third Avenue South General Partnership 196 Moultrie Park Nashville, TN 37205	Same	093-10-456 Davidson County

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, PIERCE INVESTMENT COMPANY, L.P., a Tennessee limited partnership, hereby quitclaims, transfers and conveys all of its right, title and interest in and to the following described property to the 509 THIRD AVENUE SOUTH GENERAL PARTNERSHIP, a Tennessee general partnership, said property being a certain parcel of land in Davidson County, Tennessee more particularly described as follows:

> Land in the City of Nashville, Davidson County, Tennessee, being known as 509 3rd Avenue South, and described as follows:
>
> BEGINNING at a point in the westerly margin of Third Avenue South at the southeast corner of the W. W. Wingel lot; thence with Wingel's southerly line, westerly 161 feet to the margin of Hume Street; thence with the margin of the same, southerly 70 feet to the northwest corner of the W. P. Phillips lot; thence with the line of the same, easterly 161 feet to the westerly margin of Third Avenue South; thence with the margin of the same, northerly 70 feet to the point of beginning.
>
> Being the same property conveyed to Pierce Investment Company, L.P. by Warranty Deed from Gilleland and Associates, Inc. dated July 23, 2014, of record at instrument number 20140724-0066006, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 509 3rd Avenue South, Nashville, TN 37201.

IN TESTIMONY WHEREOF, the grantor has executed this deed on the 30 day of April, 2018.

PIERCE INVESTMENT COMPANY, L.P.

By: Pierce Management Company, LLC, its General Partner

By: Victoria Pierce Turner
Victoria Pierce Turner, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alexis Rigsby, a Notary Public, VICTORIA PIERCE TURNER, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of PIERCE INVESTMENT COMPANY, L.P., a Tennessee limited partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of April, 2018.

ALEXIS RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires
January 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Victoria Pierce

Affiant

Sworn to and subscribed before me this 30 day of April, 2018.

My Commission Expires
January 3, 2022

Notary Public

ALEXIS RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:_____

24394107.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

