This Instrument Was Prepared:
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Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 142749 DEEDQC
09/19/2018 11:16:01 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180919-0092847

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
3NB, LLC 5043 Hill Place Drive Nashville, TN 37205-2706	New Owner	Map: 105-14 Parcels: 59, 60, and 63

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **FRANK E. NEAL, III, MARK O. NEAL and BRENT W. NEAL,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **3NB, LLC,** its successors assigns, all of their right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of September, 2018.

FRANK E. NEAL, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Matthew W. Keyton, a Notary Public in and for said County and state, duly commissioned and qualified, **FRANK E. NEAL, III**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 13th day of September, 2018.

MATTHEW W. KEYTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: August 04, 2020

MARK O. NEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Matthew W. Keyton, a Notary Public in and for said County and state, duly commissioned and qualified, **MARK O. NEAL**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 13th day of September, 2018.

MATTHEW W. KEYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: August 04, 2020

BRENT W. NEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Matthew W. Keyton, a Notary Public in and for said County and state, duly commissioned and qualified, **BRENT W. NEAL**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 13th day of September, 2018.

MATTHEW W. KEYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: August 14, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Sworn to and subscribed before me this
13th day of September, 2018.

Notary Public
My Commission Expires: 4-10-2022

JERRI BAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY DESCRIPTION

TRACT 1 (Parcel 63.00)

Land in Davidson County, Tennessee, being the northerly 50 feet front and 45 rear of Lot No. 62 on the Plan of Waverly Land Company's Subdivision, called Waverly Place of record in Book 57, page 95, and Survey Affidavit recorded in Instrument No. 20151021-0107272, Register's Office for said County, and described according to a copy of a survey thereof made September 4, 1946, as follows:

Said part of said Lot No. 62 fronts 50 feet on the westerly side of 8th Avenue South or Franklin Pike as widened, and runs back between parallel lines, 244 feet on the southerly line and 233 feet on the northerly line to an alley in the rear and measures 45 feet thereon.

BEING the same property conveyed to Frank E. Neal, Ill, Mark 0. Neal, Brent W. Neal, and Dana B. Bauguess by Warranty Deed from Shirley A. Holcombe, unmarried, dated July 3, 2002, and of record as Instrument No. 20020726-0090131, Register's Office for Davidson County Tennessee. By Warranty Deed in Instrument No. 201602160014405, Dana B. Bauguess conveyed her interest to Frank E. Neal, Ill, Mark 0. Neal, Brent W. Neal.

This is property known as 2217 8th Avenue South, Nashville, TN 37211.

TRACT 2 (p/o Parcel 60.00)

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 62 on the Plan of Waverly Place, of record in Book 57, page 95, and Survey Affidavit recorded in Instrument No. 20151021-0107272, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest Intersection of 8th Avenue South and Bradford Avenue, being the southeast corner of Lot No. 62; thence with the westerly margin of 8th Avenue South, northerly 130 feet; thence westerly 203 feet; thence southerly 121 feet to the northerly margin of Bradford Avenue; thence with the same, easterly 202 feet to the beginning.

TRACT 3 (p/o Parcel 60)

Land in Davidson County, Tennessee, being part of Lot No. 62 on the Plan of the Waverly Land Company's Subdivision, called "Waverly Place", as of record in Book No. 57, Page 95, and Survey Affidavit recorded in Instrument No. 20151021-0107272, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of 8th Avenue South, formerly the Franklin Pike, or Spruce Street, at the southeast corner of the lot conveyed to Ezza McClaren, by deed of record in Book 560, page 203, said Register's Office, and running thence with McClaren's southerly line in a westerly direction 265 feet, more or less, to the easterly margin of an alley, said McClaren's southwest corner; thence with said alley, southwardly 63 feet; thence eastwardly 260 feet, more or less, to the westerly margin of said 8th Avenue South, 70 feet southerly from said McClaren's

southeast corner; thence with the westerly margin of said 8th Avenue South, northwardly 70 feet to the point of beginning.

Tracts 2 and 3 being the same property conveyed to Frank E. Neal, III, Mark 0. Neal, Dana B. Bauguess, and Brent W. Neal by Warranty Deed from Frank E. Neal, Jr., dated January 27, 1995, and of record in Book 9580, Page 601, Register's Office for Davidson County, Tennessee. By Warranty Deed in Instrument No. 201602160014405, Dana B. Bauguess conveyed her interest to Frank E. Neal, Ill, Mark 0. Neal, Brent W. Neal.

Tracts 2 and 3 being property known as 2223 8th Avenue South, Nashville, Tennessee 37204.

Tract 4 (p/o Parcel 59)

A tract of land in Davidson County, Tennessee, described as follows:

Being the southwesterly part of Lot No. 62 on the map of Waverly Place, of record in Plat Book 57, Page 95, and Survey Affidavit recorded in Instrument No. 201510210107272, Register's Office for said County, described according to a survey thereof made July 3, 1940 by S. R. Sanford, Civil Engineer as follows:

Beginning at a stake in the northerly margin of Bradford Avenue or Glen Avenue, formerly Tennessee Street, 224 feet west of northwest intersection of said Avenue and 8th Avenue South as measured along the present margin of Bradford or Glen Avenue; thence along said Avenue westerly 80 feet to northeasterly intersection of said Avenue and the first alley west of 8th Avenue, South; thence with the margin of said alley, around a slight curve, northerly 114.7 feet to a post in a fence line; thence along said fence line in an easterly direction 45 feet to a stake; thence southerly 119 feet, more or less to the northerly margin of Bradford or Glen Avenue, the point of beginning.

Being the same property conveyed to Frank E. Neal, III, Mark O'Neal and Brent W. Neal by Quitclaim Deed from Hussein El Titi and of record in Instrument No. 201510210107270, Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Bradford Ave, Nashville, Tennessee 37204.

Tract 5 (p/o Parcel 59)

Commencing at an Iron Rod Set at the Northwest right of way intersection of 8th Avenue South and Bradford Avenue; thence leaving 8th Avenue South and with the Northern right of way of Bradford Avenue S 75°26'28" W a distance of 202.00' to an Iron Rod Set being corner to Neal (Instrument No. 000095800000601) and being the true point of beginning; thence S 75°26'32" W a distance of 22.00' to a Point; thence leaving Bradford Avenue N 11°21'21" W a distance of 139.43' to an Iron Rod Set in the fence in the line of Neal; thence with Neal N 84°15'31" E a distance of 21.00' to an Iron Rod Set; thence S 11°48'17" E a distance of 136.15' to the point of beginning having an area of 2952.9 square feet or 0.07 acres more or less.

Being the same property conveyed to Frank E. Neal, III, Mark O. Neal and Brent W. Neal by deed of record in Instrument No. 201510210107171, Register's Office for Davidson County, Tennessee.

This is part of the improved property known as 808 Bradford Avenue, Nashville, Tennessee 37204.0

EXHIBIT A