Karen Y Johnson Davidson County
Batch# 148614 DEEDQC
10/03/2018 02:20:09 PM 3 pgs
Fees: $18.00 Taxes: $409.75
20181003-0098278

This Instrument Was Prepared:
Jack F. King, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel Nos.:**
Germantown II, LLC P.O. Box 120897 Nashville, TN 37212-0897	Germantown II, LLC P.O. Box 120897 Nashville, TN 37212-0897	082-090-493.00 082-090-218.00

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, **FRESH CAPITAL ACQUISITIONS, LLC,** a Tennessee limited liability company, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **GERMANTOWN II, LLC**, a Tennessee limited liability company, all of its 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.

This is improved property known as 1300 and 1306 Third Avenue North, Nashville, Tennessee.

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 24 day of September, 2018.

FRESH CAPITAL ACQUISITIONS, LLC

By: Dale Wasem
Dale Wasem, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Dale Wasem, 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 Sole Member of Fresh Capital Acquisitions, LLC, a limited liability company, the within named bargainer, and that he as such Sole Member, 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 such Sole Member.

Witness my hand, at office, this 24 day of September, 2018.

ANGELICA RIVAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: Dec 18, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration for this transfer of property is $110,743.18.

Dale Wasem
Affiant

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

Notary Public
My Commission Expires: Dec 18, 2018

ANGELICA RIVAS STATE OF TENNESSEE

PROPERTY DESCRIPTION

1300 3rd Avenue North (Map 082-09, Parcel 218.00)

Tract I:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 61 feet of Lot No. 9 on the Plan of H. W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 9 fronts 61 feet on the easterly side of Third Avenue North, formerly College Street, and runs back between parallel lines along the north margin of Monroe Street, 142.5 feet to the west line of Lot No. 24.

Tract II:

Land in Davidson County, Tennessee, being the northerly 35 feet of the southerly 96 feet of Lot No. 9 on the Plan of H. W. McGavock's Addition to North Nashville as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

According to a survey made by A. J. Wilkinson, Surveyor, July 7, 1955, said part of Lot No. 9 fronts 35 feet on the easterly side of Third Avenue North and extends back between parallel lines 142.33 feet to the center of an alley, being the westerly line of Lot No. 24 on said plan.

Being the same property conveyed to Fresh Capital Acquisitions, LLC, a Tennessee limited liability company, by deed from James L. Rollins of record in Instrument No. 201502040010691, Register's Office for Davidson County, Tennessee.

1306 3rd Avenue North (Map 082-09, Parcel 493.00)

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of a part of Lots 9 & 10, Plan of H. W. McGavock's Addition to Nashville of record in Instrument No. 200511040133879, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fresh Capital Acquisitions, LLC, a Tennessee limited liability company, by deed from William D. Sayles of record in Instrument No. 201510160105759, Register's Office for Davidson County, Tennessee.

EXHIBIT A