Karen Y Johnson Davidson County
Batch# 160420 DEEDQC
11/15/2018 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181115-0112616

QUITCLAIM DEED

TO: BTP Nashville, LLC,
a Delaware 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: BTP Nashville, LLC,
a Delaware limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
BTP Nashville, LLC 1530 Broadway New York, NY 10036	Same	Map 082-9, Parcels 469.00 and 470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 15th day of November, 2018.

Notary Public

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

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

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, **BTP Nashville, LLC,** a Delaware limited liability company (hereinafter called the "Grantor"), does quitclaim, transfer and convey unto **BTP Nashville, LLC,** a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest, if any, in a 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 1402 2nd Avenue North, Nashville, TN 37204.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 15th day of November, 2018.

GRANTOR: **BTP Nashville,**
a Delaware limited liability company

By: 1530 Management, LLC,
A Delaware limited liability company

By: _____
Charles B. Moss, Jr., Manager

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles B. Moss, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of 1530 Management, LLC, manager of BTP Nashville, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager 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 Manager.

Witness my hand and seal at office in NEW YORK, NEW YORK, this 14th day of November, 2018.

Elizabeth M Wolff
Notary Public

My Commission Expires: April 8 2021

ELIZABETH M. WOLFF
Notary Public, State of New York
No. 01WO6279286
Qualified in New York County
Commission Expires April 8, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 80, 81, 82, 83, 84 & 85 of McGavock City Park Lots, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete, at the intersection of the easterly right-of-way line of Second Avenue North and the northerly right-of-way line of Taylor Street;

Thence leaving the northerly right-of-way line of Taylor Street, with the easterly right-of-way line of Second Avenue North, North 27 deg 06 min 24 sec West, 298.86 feet to an "X" in concrete at a corner common with the property of Metro Government, as of record in Deed Book 9593, Page 995, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Second Avenue North, with the southerly property line of Metro Government, North 62 deg 58 min 11 sec East, 174.90 feet to a fence post, at a corner common with the property of I Mancini, G.P., as of record in Instrument Number: 20130423-0040393, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of I Mancini, G.P., South 27 deg 08 min 07 sec East, 199.46 feet to an existing iron rod;

Thence South 26 deg 59 min 31 sec East, 99.94 feet to an existing pk nail in the northerly right-of-way line of Taylor Street;

Thence with the northerly right-of-way line of Taylor Street, South 63 deg 08 min 41 sec West, 174.80 feet to the POINT OF BEGINNING. Containing 52,328 square feet or 1.201 acres more or less.

Being the same property conveyed to BTP Nashville, LLC, as of record in Instrument Number: 20070511-0056887; Instrument Number: 20070110-004265; and Instrument Number: 20181102-0108769, at the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Traci Sellers, 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.

Traci Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of November, 2018.

Bernadette Parrish

Notary Public

My Commission Expires: 8-4-20

BERNADETTE PARRISH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bernadette Parrish
My Commission Expires
August 4, 2020
STATE OF TENNESSEE

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