ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Pichoslap Development Company, LLC 41 Peabody Street Nashville, TN 37210	Same as New Owner	081-08-0-024.00
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 904 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 16th day of November, 2018.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Theresa Hostetler
Notary Public

My Commission Expires: 10-7-2019

[Signatures on the following page]

Karen Y Johnson Davidson County
Batch# 162269 DEEDQC
11/19/2018 11:35:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181119-0113641

4827-7295-4482.1
010098-301026

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 16th day of ~~October~~ November, 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 16 day of ~~October,~~ November, 2018.

_____
Notary Public

My Commission Expires:

05-03-21

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4827-7295-4482.1
010098-301026

EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3 & 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Beginning at an iron rod in the north right of way of Buchanan Street at its intersection with the west right of way of 9th Avenue North, said point being the southeast corner of the herein described property;

Thence, with the north right of way of Buchanan Street, with a curve to the left, having a Delta angle of 04 degrees 11 minutes 07 seconds, a Radius of 603.96 feet, an Arc Length of 44.12 feet, a Chord Bearing of South 87 degrees 16 minutes 45 seconds West and a Chord Length of 44.11 feet to an iron rod;

Thence, South 04 degrees 48 minutes 51 seconds East, 9.74 feet to an iron rod;

Thence, South 85 degrees 11 minutes 09 seconds West, 100.00 feet to an iron rod at the southeast corner of the Ziad Mutlak property as described in Instrument 20080311-0024538 RODC;

Thence, leaving the right of way, with Mutlak's east line, North 04 degrees 48 minutes 51 seconds West, 150.00 feet to the south margin of Alley #493;

Thence, with the alley, North 85 degrees 11 minutes 09 seconds East, 111.18 feet to an iron rod in the west right of way of 9" Avenue North;

Thence, with said right of way, South 17 degrees 52 minutes 07 seconds East, 145.63 feet to the point of beginning and containing 18873 square feet or 0.433 acres.

The above being a surveyed description made by Steven D. Delle, R.L.S. 1710, of Delle Land Surveying, dated April 17, 2014, last revised May 1, 2014, Req. 14092.

Being the same property conveyed to BON URBAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from SULEIMAN ABOUS AND SALAH AYESH, EACH MARRIED, of record in Instrument No. 20140505-0038024 and Instrument No. 20140505-0038025, dated May 1, 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.