Karen Y Johnson Davidson County
Batch# 168009 DEEDQC
11/28/2018 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181128-0116134

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2018.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Towery Holdings, LLC, at al. Attn: W. McClain Towery 212 Heady Drive Nashville, TN 37205	New Owner	082 07 0 168.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Meridian Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Elliott Kyle**, a 14.77% undivided interest, **Frank Kyle**, a 10.23% undivided interest, **James H. Pfeffer**, a 25% undivided interest, **Fraser G. Schaufele, III**, a 25% undivided interest, and **Towery Holdings, LLC**, a Tennessee limited liability company, a 25% undivided interest, as tenants in common (collectively, the "**Grantees**"), their successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **809 Meridian Street, Nashville, TN 37207** (formerly known as 306 Arrington Street, Nashville, TN 37207).

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of November 20, 2018.

Meridian Partners, LLC

By: _____
W. McClain Towery
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **W. McClain Towery**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **President** of **Meridian Partners, LLC** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of November, 2018.

_____
Notary Public
My Commission Expires: 1-8-2019

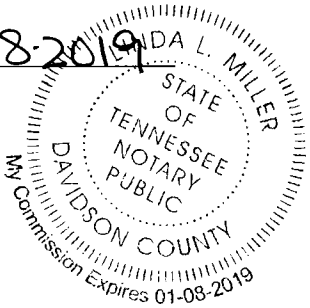


EXHIBIT A

Legal Description

Land situated in the 5th council manic district of Davidson County, Tennessee. Lying to the east of Meridian Street and to south of Arrington Street being Lot Nos. 65, 66 and 67 on the East Nashville Real Estate Company's Plan of Lots of record in Book 57, page 11, Registers Office for Davidson County, Tennessee, and being more particularly described as follows according to survey made August 15, 2015 by Crawford & Cummings, P.C.:

Beginning at an iron rod (old) on the easterly right of way of Meridian Street (R/W 50' plat book 57, page 11, Register's Office for Davidson County, Tennessee.) and the northerly right of way of Alley #331 (R/W 16' per conversation with Public Works.)

Thence, leaving the right of way of Alley #331, and with the easterly right of way of Meridian Street, plat book 57, page 11, R.O.D.C.,TN, N 07°23'36" E 176.00 feet to an iron rod (old) on the easterly right of way of Meridian Street, and the southerly right of way of Arrington Street plat book 57, page 11, R.O.D.C.,TN.

Thence, leaving the right of way of Meridian Street, and with the southerly right of way of Arrington Street, plat book 57, page 11, R.O.D.C.,TN. S 82°37'26" E 160.00 feet to an iron rod (old) on the southerly right of way of Arrington Street, also being the northwesterly corner of Thomas Ward Et Ux of record in instrument #20110610-0044486, R.O.D.C.,TN

Thence, leaving the right of way of Arrington Street, and with the westerly line of Thomas Ward Et Ux of record in instrument #20110610-0044486, R.O.D.C.,TN. S 07°23'36" W 176.00 feet to an iron rod (old) on the northerly right of way of Alley #331 (R/W 16' per conversation with Public Works.), also being Thomas Ward's southwesterly corner.

Thence, leaving the property line of Thomas Ward and with the right of way of Alley #331, (R/W 16' per conversation with Public Works.) N 82°37'26" W 160.00 feet to an iron rod (old) which is the point of beginning, having an area of 28,160 square feet or 0.65 acres more or less.

Being the same property conveyed to Meridian Partners, LLC by Warranty Deed from Thomas M. Ward and wife, Sandy C. Ward, dated December 15, 2015 and filed for record on December 17, 2015 in Instrument No. 20151217-0127005, Register's Office for Davidson County, Tennessee.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or 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.

Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019

