Karen Y Johnson Davidson County
Batch# 168143 DEEDQC
11/29/2018 09:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20181129-0116319

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):
809 Meridian Partners, LLC Attn: W. McClain Towery 3201 Trevor St., Ste. 200 Nashville, TN 37209	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, **Elliott Kyle**, owning a 14.77% undivided interest, **Frank Kyle**, owning a 10.23% undivided interest, **James H. Pfeffer**, owning a 25% undivided interest, **Fraser G. Schaufele, III**, owning a 25% undivided interest, and **Towery Holdings, LLC**, a Tennessee limited liability company, owning a 25% undivided interest, as tenants in common (collectively, the "**Grantors**"), do hereby quitclaim, transfer and convey unto **809 Meridian Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), its 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**.

* * *

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

Elliott Kyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Elliott Kyle**, 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.

Witness my hand, at office, this 20th 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

Frank Kyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Frank Kyle**, 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.

Witness my hand, at office, this 20th 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

James H. Pfeffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **James H. Pfeffer**, 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.

Witness my hand, at office, this 21st 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

Fraser G. Schaufele, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Fraser G. Schaufele, III**, 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.

Witness my hand, at office, this 19th 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

Towery Holdings, LLC,
a Tennessee limited liability company

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 **Towery Holdings, LLC**, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 19th 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

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 by Meridian Partners, LLC by Quitclaim Deed to 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 25% undivided interest, as tenants in common, dated November 26, 2018 and recorded on November 28, 2018 in Instrument No. 20181128-0116134, 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

