THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map/Parcel Number:
STUART SPEYER AND JOSEPH GILBERT, III, CO-TRUSTEES OF STUART FAMILY TRUST 1 Castlewood Court Nashville, TN 37215-4617	Same	083-10-0-130.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, SADFUZZ BREWPUB, LLC, a Tennessee limited liability company (F/K/A SADSUZZ BREWPUB, LLC) (the "Grantor"), hereby quitclaims and conveys to STUART SPEYER AND JOSEPH GILBERT, III, CO-TRUSTEES OF STUART FAMILY TRUST established on August 18, 1981, and their successors and assigns, with full right and power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party (the "Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof. The property is improved property located at 307 N 16th St., Nashville, Tennessee 37206.

[Signature Page Follows]

Karen Y Johnson Davidson County
Batch# 172046 DEEDQC
12/10/2018 10:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181210-0119913

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of November, 2018.

SADFUZZ BREWPUB, LLC

By: _____
Name: Adam Speyer
Title: Founder

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Adam Speyer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Founder of SADFUZZ BREWPUB, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 27 day of November, 2018.

_____
Notary Public

ROBERT KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Sept. 7th, 2021

201812100119913

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

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

ROBERT KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
Sept. 7th, 2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH LOT OF THE PLAN OF G.S. WILLIAMS SUBDIVISION OF LOTS 266, 267, 268 AND 269, IN MCEWEN PL SUB. OF RECORD IN BOOK 332, PAGE 133, AS OF RECORD IN PLAT BOOK 3106, PAGE 136, 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 SADSUZZ BREWPUB, LLC BY SPECIAL WARRANTY DEED FROM WILLIAM H. BERNSTEIN, TRUSTEE OF THE BERNSTEIN LIVING TRUST DATED JANUARY 19, 2018 OF RECORD IN INSTRUMENT NO. 20180517-0047433 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 14, 2018 AND RECORDED ON MAY 17, 2018.

25687710.1

True Copy Certification

I, __Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

