Karen Y Johnson Davidson County
Batch# 173586 DEEDQC
12/13/2018 10:11:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181213-0121276

Prepared by and return to:
Farris Bobango Branan PLC
999 S. Shady Grove Rd, Suite 500
Memphis, TN 38120
(901) 259-7120

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of this 5th day of December, 2018, by and between **Darren Metz** a Tennessee resident (herein "Grantor"), and **Luxeterra, LLC**, a Tennessee limited liability company (herein "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys, quitclaims and confirms unto Grantee all the right, title and interest in the following described real estate, situated and being in Shelby County, Tennessee, to-wit:

See Exhibit A Attached.

Being the same property conveyed to Darren Metz by a Special Warranty Deed dated November 30, 2017 and recorded December 1, 2017, as Instrument No. 20171201-0122934 in the Register's Office of Davidson County, Tennessee ("Special Warranty Deed") and further conveyed by a Corrective Special Warranty Deed dated October 1, 2018 and recorded October 9, 2018, as Instrument No. 20181009-0099879 in the Register's Office of Davidson County, Tennessee ("Corrective Special Warranty Deed").

This document was prepared without the benefit of a title search

The words Grantor and Grantee as used herein shall mean "Granters" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor the day and year first above written.

Darren Metz

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Darren Metz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand, at office, this 5th day of December, 2018.

DAVID J. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 8/11/20

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $00.00.

Jessica L. Spears
Affiant

Subscribed and sworn to before me this 11 day of December, 2018.

Tiffanie Goodman
Notary Public
My Commission Expires: _____

TIFFANIE K. GOODMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES: JANUARY 17, 2021

Owners Name and Address and Mail Tax Bills to:

Luxeterra, LLC
1 Vantage Way, Ste B105
Nashville, TN 37228-1528

Property Address: 522 39th Avenue North, Nashville, Tennessee, 37209
Parcel IDs # 092 09 0 021.00; 092 09 0 022.00; 092 09 0 023.00; 092 09 0 024.00; 092 09 0 032.00

EXHIBIT A

Land in Davidson County, Tennessee being part of Lot Nos. 1 and 9 on the Plan of Clifton as of record in Book 21, Page 35, Register's Office of Davidson County, Tennessee and being part of a 9.36 acre tract on the map of Richard S. West's land in West Nashville, not of record, and a part of the Barrow lands, not of record and being part of the 1.78 acre tract on the Clifton Plan of Lots as of record in Book 421, Page 12, said Register's Office and described according to a survey by Lonny G. Brown, dated October 14, 1986 as follows:

BEGINNING at an iron pin located in the Easterly right-of-way of 39th Avenue North; said pin being the Northwest corner of the Interstate Machinery, Inc., property (Tax Map 92-09, Parcel 20) and the Southwest corner of the herein described land; thence with the Easterly right-of-way of 39th Avenue North, N 7 degrees 15' E a distance of 50.00 feet to an iron pin; thence leaving 39th Avenue North as follows: S 89 degrees 02' E a distance of 150.00 feet to an iron pin; N 7 degrees 15' E a distance of 276.33 feet to an iron pin in the Southerly line of The Nashville Housing Authority Property; thence with The Housing Authorities southerly line S 81 degrees 03' E, a distance of 747.53 feet to an iron pin in the Westerly right-of-way of 38th Avenue North; thence with the Westerly right-of-way of 38th Avenue North 59 degrees 86' W a distance of 34.45 feet to an iron pin in the Northerly right-of-way of Interstate 40; thence with the Northerly right-of-way of Interstate 40 as follows: S 74 degrees 36' W a distance of 386.15 feet to an iron pin; S 67 degrees 43' W a distance of 445.32 feet to an iron pin; thence leaving Interstate 40 as follows: N 7 degrees 15' E a distance of 95.00 feet to an iron pin; N 89 degrees 02' W a distance of 150.00 feet to the point of beginning containing 3.85 acres more or less.

Property Address: 522 39th Avenue North, Nashville, Tennessee, 37209
Parcel ID No.: (Tract 30) 092 09 0 021.00

Land in Davidson County, Tennessee being part of Lot Nos. 1 and 9 on the Plan of Clifton as of record in Book 21, Page 35, Register's Office of Davidson County, Tennessee.

BEGINNING at a point in the Easterly margin of 39th Avenue, North, 250 feet South of the common corner of Lots Nos. 9 and 10; thence South 86 deg. 30 min, East 150 feet to a point; thence Southerly, parallel with the Easterly margin of 39th Avenue, North 50 feet to a point; thence North 86 deg. 30 min. West 150 feet to the Easterly margin of 39th Avenue, North; thence with the margin of same North 2-1/2 deg. West 50 feet to the point of beginning.

Property Address: 500 39th Avenue North, Nashville, Tennessee, 37209
Parcel ID No.: (Tract 27) 092 09 0 022.00

Land in Davidson County, Tennessee being part of Lot No. 9 on the Plan of Clifton as of record in Book 21, Page 35, Register's Office for said county, described as follows:

BEGINNING on the easterly margin of 39th Avenue North, formerly Watson Street, as a point 200 feet south of the dividing line between lots Nos. 9 and 10, being the southwest corner of the property conveyed to James D. Williamson and wife by deed from H. Fineberg and wife, of record in Book 1560, page 624, said Register's Office; thence with the southerly line of said Williamson Property, South 86 deg. 30 minutes East 150 feet; thence South 2 ½ deg. East 50 feet to the northeast corner of the property conveyed to Mary Hude (Hyde) by deed from H. Fineberg and wife of record in Book

1561, Page 594, said Register's Office; thence with the northerly line of said Hyde Property, North 86 deg. 30 minutes west 150 feet to the easterly margin of 39th Avenue North; thence with said Avenue North 2 ½ deg. West 50 feet to the beginning.

Property Address: 602 39th Avenue North, Nashville, Tennessee, 37209
Parcel ID No.: (Tract 28) 092 09 0 023.00

Land in Davidson County, Tennessee being Lot No. 9 in the Plan of Clifton, of which is of record in Book 21, Page 35, Register's Office for said county, described as follows:

BEGINNING at a point in the easterly margin of 39th Avenue North, 150 feet south of the common corner of Lots 9 and 10; thence South 86 degrees and 30 minutes east 150 feet to a point, thence southerly parallel with the easterly margin of 39th Avenue North, 50 feet to a point; North 86 degrees 30 minutes West 150 feet to the easterly margin of 39th Avenue North; thence with the margin of the same, North 2 ½ degrees West 50 feet to the beginning.

Property Address: 604 39th Avenue South, Nashville, Tennessee, 37209
Parcel ID No.: (Tract 29) 092 09 0 024.00

Land in Davidson County, Tennessee being part of Lots 127 and 128 on the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, Page 161, the Register's Office for Davidson County, Tennessee and described according to a survey by Lonny G. Brown, dated October 14, 1986 as follows:

BEGINNING at an iron pin located at the Northeast corner of 38th Avenue North and Delaware Avenue; thence with the easterly right-of-way of 38th Avenue North N 9 degrees 46 minutes East a distance of 134.00 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of the alley South 83 degrees 08 minutes East a distance of 85.00 feet to an iron pin at the Northwest corner of the State of Tennessee Property; thence with the westerly line of the State of Tennessee South 8 degrees 37 minutes West a distance of 94.75feet to an iron pin in the northerly right-of-way of Interstate 40; thence with the northerly right-of-way of Interstate 40 South 64 degrees 52 minutes West a distance of 71.78 feet to an iron pin in the northerly right-of-way of Delaware Avenue; thence with the northerly right-of-way of Delaware Avenue North 85 degrees 20 minutes West a distance of 28.03 feet to the point of beginning, containing 0.24 acres more or less.

Property Address: Nashville, Tennessee, 37209
Parcel ID No.: (Tract 31) 092 09 0 032.00