This instrument was prepared by:
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Karen Y Johnson Davidson County
Batch# 176075 DEEDQC
12/19/2018 02:20:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20181219-0123410

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Second Avenue Properties 211 Commerce Street, Suite 1000 Nashville, Tennessee 37201	Same	See Schedule 1

For and in consideration of the sum of $10.00 cash in hand paid, **LAURENCE M. PAPEL, TRUSTEE** (the "***Grantor***"), does hereby quitclaim and convey unto **SECOND AVENUE PROPERTIES**, a Tennessee general partnership (the "***Grantee***"), all of his right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "***Property***").

This is improved property located at 507, 509, 511, 515, 517, 519 and 521 Second Avenue South, and 518 Third Avenue South, and 203 Peabody Street, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this 19th day of December, 2018.

GRANTOR:

LAURENCE M. PAPEL, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **LAURENCE M. PAPEL, TRUSTEE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of December, 2018.

Notary Public

Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

My Commission Expires: 5/5/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 19th day of December, 2018.

Notary Public

Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

My Commission Expires: 5/5/2020

SCHEDULE 1

Map/Parcel Nos.

093-11-028.00	093-11-029.00	093-11-032.00
093-11-036.00	093-11-037.00	093-11-038.00
093-64-039.00	093-11-040.00	093-11-041.00

EXHIBIT "A"

Real Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I:
(511 2ND AVENUE SOUTH, 515 2ND AVENUE SOUTH, 517 2ND AVENUE SOUTH)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 20 FEET OF LOT NO. 1 AND ALL LOTS NOS. 2, 3, 4 AND 5, IN THE UNIVERSITY PLAN OF LOTS, CALLED "COLLEGE CAMPUS", NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 2ND AVENUE, SOUTH, FORMERLY MARKET STREET, AT A POINT 50 FEET NORTH OF THE NORTHERLY MARGIN OF HIGHLAND AVENUE; THENCE WITH THE WESTERLY MARGIN OF 2ND AVENUE, SOUTH, NORTHWARDLY 120 FEET; THENCE WESTWARDLY 102 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 120 FEET; THENCE EASTWARDLY 102 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAURENCE M. PAPEL, TRUSTEE, BY GENERAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201304040033594, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

TRACT II:

PARCEL 1:
(518 3RD AVENUE SOUTH)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 8, 9, 10, 11, 12, AND 13 IN THE SUBDIVISION OF COLLEGE CAMPUS, NOT OF RECORD.

SAID LOTS ADJOIN AND FRONT TOGETHER 150 FEET ON THE EASTERLY SIDE OF COLLEGE STREET, NOW THIRD AVENUE SOUTH, AND EXTEND BACK 102 FEET, MORE OR LESS,TO AN ALLEY, MEASURING 150 FEET MORE OR LESS, THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO LAURENCE M. PAPEL, TRUSTEE, BY GENERAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201303200027711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO DESCRIBED AS:

Being a Tract of land in the 19th Councilmanic District of Davidson County, Tennessee and being Tax Map 93-11, Parcel 32 and being the property of Wilson P. Stevenson, Jr. of record in Instrument No. 20051122-0141138 and being more particularly described as follows:

Beginning at a Mag-nail and disk new in the east right-of-way line of 3rd Avenue South and at a building corner and being the northwest corner of the herein described tract and the southwest corner of Laurence M. Papel Trustee property of record in Deed Book 9846, page 228;

Thence, leaving 3rd Avenue right-of-way and running with Papel's south line, N 62 deg. 42' 58" E, 99.73' to a Mag-nail and disk new in the west right-of-way line of Alley No. 149 (12' wide) and a corner with Papel and being the northeast corner of the herein described tract;

Thence, leaving Papel and running with the west line of Alley No. 149, S 27 deg. 23' 27" E, 150.42' to a Mag-nail and disk new in the concrete walk and in the north right-of-way line of Lea Avenue and being the southeast corner of the herein described tract;

Thence, leaving Alley No. 149 and running with Lea Avenue, S 62 deg. 57' 26" W, 99.80' to a Mag-nail and disk new in the concrete walk and being the southwest corner of the herein described tract and the intersection of north right-of-way line of Lea Avenue and the east right-of-way line of 3rd Avenue South;

Thence, leaving Lea Avenue and running with 3rd Avenue South, N 27 deg. 21' 54" E, 150.00' to the point of beginning and containing 0.344 acres, more or less according to a Survey by HFR Design, Inc., Michael R. Williams TN RLS No. 1906, HFR Project No. 2013016.

BEING THE SAME PROPERTY CONVEYED TO LAURENCE M. PAPEL, TRUSTEE, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201303200027712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:
(519 and 521 2ND AVENUE SOUTH)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 6 AND 7 ON THE PLAN OF THE NASHVILLE UNIVERSITY LOTS CALLED "COLLEGE CAMPUS," NOT OF RECORD, AND BEING DESCRIBED AS FOLLOWS:

LOT NO.6 FRONTS 25 FEET ON THE WESTERLY SIDE OF SECOND AVENUE SOUTH, FORMERLY MARKET STREET, AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 25 FEET NORTH OF THE NORTHERLY MARGIN OF HIGHLAND AVENUE, 101 FEET, MORE OR LESS, TO AN ALLEY. SAID LOT NO. 7 FRONTS 25 FEET ON THE WESTERLY SIDE OF 2ND AVENUE SOUTH, FORMERLY MARKET STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF HIGHLAND AVENUE OR TROOST STREET, 101 FEET, MORE OR LESS, TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO LAURENCE M. PAPEL, TRUSTEE, BY GENERAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201303200027711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III:

INTENTIONALLY DELETED

TRACT IV:

(507 2ND AVENUE SOUTH)

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA-LAND SURVEYING, INC., DATED AUGUST 28, 1995, BEING JOB NO. 95-9-105, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE WESTERLY MARGIN OF 2ND AVENUE SOUTH, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID ROAD MARGIN, SOUTH 28 DEG. 20 MIN. 00 SEC. EAST, 109.94 FEET TO AN EXISTING IRON ROD; THENCE, LEAVING SAID ROAD MARGIN, SOUTH 61 DEG. 33 MIN. 27 SEC. WEST, 210.99 FEET TO A P.K. NAIL SET IN THE EASTERLY MARGIN OF 3RD AVENUE SOUTH; THENCE, WITH SAID ROAD MARGIN, NORTH 28 DEG. 13 MIN. 35 SEC. WEST, 189.94 FEET TO A P.K. NAIL SET IN THE INTERSECTION OF

3RD AVENUE SOUTH AND PEABODY STREET' THENCE, WITH SAID PEABODY STREET, NORTH 61 DEG. 36 MIN. 00 SEC. EAST, 150.05 FEET TO AN EXISTING IRON ROD; THENCE, LEAVING SAID ROAD MARGIN, SOUTH 28 DEG. 20 MIN. 00 SEC. EAST, 79.77 FEET TO A P.K. NAIL SET; THENCE, NORTH 61 DEG. 40 MIN. 00 SEC. EAST, 60.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.81 ACRES, MORE OR LESS.

TRACT V:

(509 2ND AVENUE SOUTH)

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA-LAND SURVEYING, INC., DATED AUGUST 28, 1995, BEING JOB NO. 95-9-105, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE WESTERLY MARGIN OF 2ND AVENUE SOUTH, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID ROAD MARGIN, SOUTH 28 DEG. 20 MIN. 00 SEC. EAST, 63.79 FEET TO AN EXISTING P.K. NAIL AT THE BEGINNING OF A CURVE; THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET, TO A P.K. NAIL SET IN THE NORTHERLY MARGIN OF A 12' ALLEY; THENCE, WITH SAID ALLEY, SOUTH 61 DEG. 40 MIN. 00 SEC. WEST, 92.00 FEET TO A P.K. NAIL SET; THENCE, SOUTH 28 DEG. 20 MIN. 00 SEC. EAST, 30.90 FEET TO A P.K. NAIL SET, SAID POINT BEING THE NORTHEAST CORNER TO M.K. STEPHENSON AND J.E. STEPHENSON, AS OF RECORD IN DEED BOOK 9541, PAGE 583, R.O.D.C., TN; THENCE, WITH SAID COMMON LINE, SOUTH 61 DEG. 46 MIN. 25 SEC. WEST, 99.20 FEET TO A P.K. NAIL SET IN THE EASTERLY MARGIN OF 3RD AVENUE SOUTH; THENCE, WITH SAID ROAD MARGIN, NORTH 28 DEG. 13 MIN. 35 SEC. WEST, 114.10 FEET TO A P.K. NAIL SET; THENCE, NORTH 61 DEG. 33 MIN. 27 SEC. EAST, 210.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.47 ACRES, MORE OR LESS.

TRACT VI:

(203 PEABODY)

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA-LAND SURVEYING, INC., DATED AUGUST 28, 1995, BEING JOB NO. 95-9-105, AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE SOUTHEASTERN INTERSECTION OF THE MARGINS OF 2ND AVENUE SOUTH AND PEABODY STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE MARGIN OF 2ND AVENUE SOUTH, SOUTH 28 DEG. 20 MIN. 00 SEC. EAST, 79.84 FEET TO AN EXISTING IRON ROD; THENCE, LEAVING SAID ROAD MARGIN SOUTH 61 DEG. 40 MIN 00 SEC WEST, 60.13 FEET TO A P.K. NAIL SET; THENCE, NORTH 28 DEG 20 MIN 00 SEC WEST, 79.77 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY MARGIN OF PEABODY STREET; THENCE, WITH SAID ROAD MARGIN NORTH 61 DEG 36 MIN 00 SEC EAST, 60.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS.

TRACTS IV, V AND VI BEING THE SAME PROPERTY CONVEYED TO LAURENCE M. PAPEL, TRUSTEE BY GENERAL WARRANTY DEED FROM RUTLEDGE HILL ASSOCIATES LIMITED PARTNERSHIP OF RECORD IN BOOK 9846, PAGE 228, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

