This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 198740 DEEDQC
02/25/2019 12:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190225-0016886

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ink Building Venture Group, LP **2606 RR 620 N** **Austin, TX 78734**	**093-14-0-295.00**	**Ink Building Venture Group, LP** **2606 RR 620 N** **Austin, TX 78734**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MG REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company,** (the "Grantor") has bargained and sold, and by these presents hereby quitclaims, without representation or warranty of any kind, unto **INK BUILDING VENTURE GROUP, LP, a Texas limited partnership**, ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property that currently is municipally known as 613 Ewing Drive, Nashville, Tennessee.

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

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

This instrument was prepared from information supplied by Grantee. No title examination or survey has been performed or examined by the preparer, and the preparer shall not be responsible for any matter that could have been resolved by same.

[Signature page follows.]

[Signature page to Quitclaim Deed]

WITNESS this the 22nd day of February, 2019.

GRANTOR:

MG REAL ESTATE HOLDINGS, LLC

By: _____
Mark Montgomery, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MG Real Estate Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President.

WITNESS my hand and seal at office this 22nd day of February, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/21

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 22nd day of February, 2019.

Sheryl L. Sanders
NOTARY PUBLIC

My Commission Expires: 7-5-2021

SHERRYL L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the Urban Services District, the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being the land conveyed to Nancy P. Bowers by deed of record in Book 9679, page 624, R.O.D.C. Being Lot No. 40 and the northerly 25 feet of Lot No. 41 on the Plan of O. Ewings Addition to Nashville, as of record in Book 21, page 120, R.O.D.C, southerly one-half of an unnamed street, formerly called Central Avenue, as appears on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, page 120, R.O.D.C., and the easterly half of a 15' Alley closed by Council Bill No. O55-475. Being generally located south of Lafayette Street and west of Ewing Avenue and being more particularly described pursuant to a survey prepared by Kirk S. Duclos, PLS, Tennessee License No. 1936, dated December 26, 2013, as follows:

Beginning, at an existing PK nail at the southeasterly corner of Pepe, II, LLC, as of record in Instrument No. 201009280077290, R.O.D.C., said PK nail being on the westerly right-of-way line of Ewing Avenue;

Thence, with the westerly right-of-way line of Ewing Avenue S 01° 34' 30" E, 100.00 feet to the northerly line of 5th Street Development, LLC, as of record in Instrument No. 200706290077767, R.O.D.C.;

Thence, with the northerly line of said 5th Street Development, LLC, S 88° 24' 49" W, 157.50 feet to the easterly line of said Pepe II, LLC;

Thence, with the lines of said Pepe II, LLC, the following calls:

N 01° 34' 30" W, 100.00 feet;
N 88° 24' 49" E, 157.50 feet to an existing PK nail at the point of beginning.

Containing: 15,750 square feet or 0.36 of an acre more or less.

SAID TRACT OR PARCEL OF LAND IS DEPICTED ON THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY BARGE DESIGN SOLUTIONS, SEALED AND CERTIFIED BY JAMES M. OVERFELT, TN RLS NO. 1634, DATED FEBRUARY 20, 2019.

Being the same property conveyed to INK BUILDING VENTURE GROUP, LP, a Texas limited partnership, from MR REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company, by deed of record at Instrument No. ___201902250016885_____, 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:

