| | |
|---|---|
| **QUITCLAIM DEED**<br><br>J-BRP-18-1012-H | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April 2019<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 8-21-2020<br><br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE NOTARY PUBLIC PATRICIA PARSONS WILSON COUNTY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **1012 Main Street EN, LLC, a Tennessee limited liability company** | **New Owner** | |
| (NAME) | (NAME) | |
| **3841 Green Hills Village Dr., Ste. 400,** | | **083 09 0 13200 & 083 09 0 13100** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

****The purpose of this instrument is for the Grantor to convey to the Grantee any interest it may have in the newly prepared legal descriptions attached herewith.**

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUNNY MEADOWS LP, A DELAWARE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1012 MAIN STREET EN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTIONS

Being the same property conveyed to Sunny Meadows LP by warranty deed from Stephen D. Elkins of record in Instrument No. 20170510-0046572 Register's Office for Davidson County, Tennessee, dated May 8, 2017 and recorded on May 10, 2017.

This is **improved** property known as: **1012 Main St. & 1004 Forrest Ave., Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 213138 **DEEDQC**
04/03/2019 09:23:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190403-0030038

Witness my/our hand(s) this the 29th day of March, 2019.

**Sunny Meadows LP**

**BY: Hillsboro Property Ventures, LLC (General Partner)**

**By: James Matthews, President**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MATTHEWS, President of Hillsboro Property Ventures, LLC, General Partner of Sunny Meadows, LP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be JAMES MATTHEWS, President of Hillsboro Property Ventures, LLC, General Partner of Sunny Meadows, LP, the within named bargainor, a limited liability company, and that he/she as JAMES MATTHEWS, President of Hillsboro Property Ventures, LLC, General Partner of Sunny Meadows, LP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of March, 2019.

Notary Public

My Commission Expires: 3/3/20

Charity Asher
State of Tennessee Notary Public
Davidson County
My Commission Expires 3/3/2020

# LAND DESCRIPTION OF THE STEPHEN D. ELKINS PROPERTY

## LOT 17

Situate, lying and being all that certain piece or parcel of land located in Councilmanic District 6 of Davidson County, Tennessee, said property standing in the name of Stephen D. Elkins, (reference Deed Book 9939 at Page 927), said property being Lot 17 of the Re-subdivision of the Bransford-McWirter Subdivision of the Allison Place, (reference Book 161 at Page 125), (hereinafter BWS), and being more particularly described as follows:

COMMENCING at a 5/8" found iron pin with a cap stamped "SWORDS 1806", (hereinafter IPF-S), said IPF-S lying at the intersection of the northerly right-of-way line of Clearview Avenue, (a 40' public right-of-way), and the easterly right-of-way line of Tenth Street, said IPF-S marking southwest corner of property standing in the name of Laura Ellis, Trustee of the Main Street Trust property, (reference Instrument No. 20100430-0033168), thence North 08 degrees 55 minutes 06 seconds East for a distance of 53.49 feet with aforesaid easterly right-of-way line of Tenth Street to an IPF-S, said IPF-S lying at the intersection of said easterly right-of-way line of Tenth Street and the southeasterly right-of-way line of Main Street (formerly Gallatin Pike, an 80' public right-of-way); thence departing aforesaid easterly right-of-way line of Tenth Street North 59 degrees 19 minutes 26 seconds East for a distance of 34.01 feet with aforesaid southeasterly right-of-way line of Main Street to a 1" found iron pipe, (hereinafter FP), said FP marking the northwest corner of aforesaid property standing in the name of Laura Ellis, Trustee of the Main Street Trust property, said FP also marking the southwest corner of the property described herein and being the true point and place of BEGINNING;

Thence with a non-tangential curve turning to the left with a delta angle of 01 degrees 38 minutes 26 seconds, with a radius of 7000.00 feet, with an arc length of 200.42 feet, with a chord bearing North 59 degrees 21 minutes 48 seconds East and a chord length of 200.41 feet with aforesaid southeasterly right-of-way line of Main Street to a divot in a concrete sidewalk, said divot marking the intersection of aforesaid easterly right-of-way line of Main Street and the southerly right-of-way line of Forrest Avenue, (a 60' public right-of-way), said divot also marking the northwest corner of the property described herein; thence departing aforesaid easterly right-of-way line of Main Street South 75 degrees 40 minutes 21 seconds East for a distance of 61.99 feet with aforesaid southerly right-of-way line of Forrest Avenue to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC', (hereinafter IPS), said IPS marking the northwest corner of property standing in the name of Stephen D. Elkins, (reference Deed Book 10100 at Page 125), said property being Lot 18 of aforesaid BWS, said IPS also marking the northeast corner of the property described herein; thence departing aforesaid southerly right-of-way line of Forrest Avenue South 14 degrees 20 minutes 04 seconds West for a distance of 148.76 feet with the westerly line of aforesaid Lot 18 to a set MagNail with a metal disk stamped "BYRD SURVEYING INC", hereinafter MNS, said MNS lying in the northerly line of a 15' alley, said MNS marking the southwest corner of said Lot 18, said MNS also marking the southeast corner of the property described herein; thence North 74 degrees 14 minutes 49 seconds West for a distance of 21.26 feet with aforesaid northerly line of a 15' alley to a found MagNail with a disk stamped "SWORDS 1806", said MagNail marking the northwest terminus of said 15' alley, said MagNail also marking the northeast corner of aforesaid property standing in the name of Laura Ellis, Trustee of the Main Street Trust property; thence North 73 degrees 35 minutes 59 seconds West for a distance of 182.63 feet with the northerly line of aforesaid property standing in the name of Laura Ellis, Trustee of the Main Street Trust property to a FP lying in aforesaid easterly right-of-way line of Main Street, said FP being the true point and place of BEGINNING and containing 19,471 square feet or 0.45 acres of land, more or less, all as shown on a drawing, (B13902.17), prepared by John M. Payne, RLS No. 845 of Byrd Surveying, Inc., and dated April 20, 2017.

## LOT 18

Situate, lying and being all that certain piece or parcel of land located in Councilmanic District 6 of Davidson County, Tennessee, said property standing in the name of Stephen D. Elkins, (reference Deed Book 10100 at Page 125), said property being Lot 18 of the Re-subdivision of the Bransford-McWirter Subdivision of the Allison Place, (reference Book 161 at Page 125), (hereinafter BWS), and being more particularly described as follows:

COMMENCING at a divot in a concrete sidewalk, said divot marking the intersection of the southeasterly right-of-way line of Main Street (formerly Gallatin Pike, an 80' public right-of-way), and the southerly right-of-way line of Forrest Avenue, (a 60' public right-of-way), thence departing aforesaid easterly right-of-way line of Main Street South 75 degrees 40 minutes 21 seconds East for a distance of 61.99 feet with aforesaid southerly right-of-way line of Forrest Avenue to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC', (hereinafter IPS), said IPS marking the northeast corner of property standing in the name of Stephen D. Elkins, (reference Deed Book 9939 at Page 927), said property being Lot 17 of aforesaid BWS, said IPS also marking the northwest corner of the property described herein;

Thence South 75 degrees 40 minutes 21 seconds East for a distance of 49.99 feet with aforesaid southerly right-of-way line of Forrest Avenue to a 5/8" found iron pin with no cap, (hereinafter IPF) said IPF marking the northwest corner of property standing in the name of Diane Carrier, (reference Deed Book 11596 at Page 984) said property being Lot 19 of aforesaid BWS, said IPF also marking the northeast corner of the property described herein; thence departing aforesaid southerly right-of-way line of Forrest Avenue South 14 degrees 20 minutes 04 seconds West, (passing a 1/2" found iron pin at a distance of 146.37 feet), for a total distance of 150.00 feet with the westerly line of aforesaid Lot 19 to a set MagNail with a metal disk stamped "BYRD SURVEYING INC", hereinafter MNS, said MNS lying in the northerly line of a 15' alley, said MNS marking the southeast corner of the property described herein; thence North 74 degrees 14 minutes 49 seconds West for a distance of 50.01 feet with aforesaid northerly line of a 15' alley to a MNS, said MNS marking the southeast corner of aforesaid Lot 17, said MNS also marking the southwest corner of the property described herein; thence departing aforesaid northerly line of a 15' alley North 14 degrees 20 minutes 04 seconds East for a distance of 148.76 feet with the easterly line of aforesaid Lot 17 to an IPS, said IPS lying in aforesaid southerly right-of-way line of Forrest Avenue, said IPS being the true point and place of BEGINNING and containing 7,467 square feet or 0.17 acres of land, more or less, all as shown on a drawing, (B13902.17), prepared by John M. Payne, RLS No. 845 of Byrd Surveying, Inc., and dated April 20, 2017.

The deeds referred to in the foregoing description are recorded in the Register's Office for Davidson County, Tennessee. This description is subject to any and all easements, rights-of-way or other encumbrances that may exist.