Karen Johnson Davidson County
Batch# 218692 DEEDQC
04/16/2019 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190416-0035032

This Instrument prepared by:
G. Miller Hogan II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel Nos.
EAW Holdings, LLC **Neal Lampley** **Kurt Wolfman** **5115 Maryland Way** **Brentwood, TN 37027**	**(Same)**	**092-07-0-338.00** **092-07-0-339.00**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, and in order that title to the property described herein may be vested in the hereinafter named Grantees as tenants-in-common, the undersigned **ELW Properties Partnership, a Tennessee general partnership** (the "Grantor") by these presents does hereby transfer and convey unto **EAW Holdings, LLC, a Delaware limited liability company, Neal H. Lampley** and **Kurt Wolfman** (collectively, the "Grantees") and their respective heirs, successors and assigns, forever, each a one-third undivided interest as tenants-in-common in and to that certain tract of land in Davidson County, Tennessee being described as follows:

BEGINNING at an iron pin at the intersection of the north margin of Jo Johnston Avenue and the west margin of Twentieth Avenue North;

THENCE, with the north margin of Jo Johnston Avenue, S 62°19'44" W, 210.00 feet to an iron pin;

THENCE, leaving Jo Johnston Avenue, N 26°05'27" W, 181.07 feet to an iron pin in the southerly margin of Alley No. 621 closed by Metro Ordinance No. 99-1824;

THENCE, with the terminus of said Alley, N 23°05'19" W, 20.06 feet to an iron pin in the north margin of said Alley;

THENCE, with the east line of Kimbro Equities I of record in Instrument No. 20120119-0005363, Register's Office for Davidson County, Tennessee, N 27°38'25" W, 209.37 feet to an iron pin in the southerly margin of CSX Transportation Railroad;

THENCE, with said Railroad N 51°50'14" E, 210.85 feet to an iron pin in the westerly margin of Twentieth Avenue North closed by Metro Ordinance No. 99-1824;

THENCE, continuing with said Railroad, N 61°53'50" E, 39.04 feet to the easterly margin of said closed Twentieth Avenue North and northwest corner of Lot No. 1 of Johnny Reb Corporation of record in Book 7900, page 298, said Registers Office;

THENCE, with said westerly line of Lot No. 1 and easterly line of said closed Twentieth Avenue North, S 26°46'19" E, 203.44 feet;

THENCE, leaving said Lot 1 and the easterly margin of Twentieth Avenue North, with the terminus of Twentieth Avenue North S 63°12'40" W, 39.02 feet to the westerly margin of Twentieth Avenue North;

THENCE, with said west margin of Twentieth Avenue North, S 26°46'42" E, 55.24 feet to the centerline of abandoned Alley No. 621;

THENCE, with said margin, S 27°40'22" E, 191.00 feet to the Point of Beginning; containing 96,481 square feet or 2.215 acres more or less;

Being the same property conveyed to ELW PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP by deed from JOHN L. COMBS AND WIFE, INARAE P. COMBS, of record as Instrument No. 20140701-0057441, dated June 30, 2014, said Register's Office. ELW PROPERTIES PARTNERSHIP conveyed said property to ELW PROPERTIES PARTNERSHIP, by Quitclaim Deed of record as Instrument No. 20190116-0004655, dated January 16, 2019, said Register's Office, for the purpose of consolidating parcels.

This is improved property commonly known as: 615 Spruce Street, Nashville, Tennessee 37203.

To have and to hold said real property unto the Grantees, and their respective heirs, successors and assigns, forever, so that title shall be vested as tenants-in-common, in accordance with the laws of the State of Tennessee.

Said property is conveyed subject to any and all such easements, limitations, restrictions, and encumbrances as may affect the premises. Whenever used, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of April 2019 the bargaining party, having caused my name to be signed hereto on said day and date.

ELW Properties Partnership, a Tennessee general partnership

By: _____
Neal H. Lampley
Its: Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Neal H. Lampley**, 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 Managing Partner of **ELW Properties Partnership, a Tennessee general partnership**, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, this 1st day of April 2019.

Notary Public

My commission expires: 4/10/2022

WILLIAM DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 10, 2022

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 1st day of April 2019.

Notary Public
My Commission Expires: 4/10/2022

WILLIAM DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 10, 2022

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY