Karen Johnson Davidson County
Batch# 239984 DEEDQC
06/06/2019 11:45:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190606-0054236

QUITCLAIM DEED

TO: 1320 5th Avenue North, LLC,
a Delaware limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Forty Rutledge Street,
a Tennessee general partnership

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
1320 5th Avenue North, LLC 3841 Green Hills Village Dr., Suite 400 Nashville, TN 37215	Same	082-09-0-158.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 5th day of June, 2019.

BRANDY GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-5-21

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Forty Rutledge Street**, a Tennessee general partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **1320 5th Avenue North, LLC**, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 5th day of June, 2019.

GRANTOR: **Forty Rutledge Street,**
a Tennessee general partnership

By: Elizabeth D. Lose, G. Partner
Elizabeth D. Lose, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sandra A. Wemple, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth D. Lose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner of Forty Rutledge Street, a Tennessee general partnership, the within named bargainor, and that she as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 4th day of June, 2019.

Sandra A Wemple
Notary Public

My Commission Expires: 9-7-21

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

REAL PROPERTY IN THE FIRST CIVIL DISTRICT OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, BEING ALL OF LOT 68 AND PART OF LOT 67 OF DT MCGAVOCK'S FIRST ADDITION, AS RECORDED IN BOOK 10, PAGES 606 AND 609, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A DRILL HOLE ON THE EASTERLY RIGHT-OF-WAY OF 5TH AVENUE NORTH AT THE SOUTHWEST CORNER OF THE PROPERTY IN THE NAME OF FELIX A HOTTENSTEIN, AS RECORDED IN DB-20030106-0001666, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE;

THENCE NORTH 63°09'59" EAST, 174.08 FEET TO A FOUND ½" IRON PIN (RLS100) ON THE WESTERLY RIGHT-OF-WAY OF ALLEY #202;

THENCE ALONG SAID ALLEY, SOUTH 27°03'56" EAST, 167.94 FEET TO A FOUND ½" IRON PIN (NO CAP), ON THE NORTHEAST CORNER OF LOT 69, IN THE NAME OF FELIX A HOTTENSTEIN, AS RECORDED IN DB-20130201-0010964;

THENCE LEAVING SAID ALLEY #202, ALONG THE NORTHERLY LINE OF SAID HOTTENSTEIN LANDS, SOUTH 63°08'14"WEST, 173.99 FEET TO A FOUND P.K. NAIL ON SAID EASTERLY RIGHT-OF WAY OF 5TH AVENUE NORTH;

THENCE, ALONG SAID RIGHT-OF-WAY, NORTH 27°05'50" WEST, 168.03 FEET TO THE POINT OF BEGINNING

CONTAINING 29,235 SQUARE FEET OR 0.6711 ACRES.

THE FOREGOING LEGAL DESCRIPTION WAS PREPARED BASED ON THE SURVEY OF DONOVAN BENSON DATED MAY 31, 2019.

BEING THE SAME PROPERTY CONVEYED TO FORTY RUTLEDGE STREET, BY DEED RECORDED AS INSTRUMENT NUMBER 20150930-0099603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.