Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mastran Properties, LLC 1706 Grand Ave. Nashville, TN 37212	New Owner	104-04-0-073.00
This instrument prepared by: Shawn R. Henry, Attorney Tune, Entrekin & White, P.C. 315 Deaderick Street, Suite 1700 Nashville, Tennessee 37238-1700		

Karen Johnson Davidson County
Batch# 248364 DEEDQC
06/25/2019 01:44:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190625-0061419

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **DAVID V. MASTRAN (GRANTOR)** by these presents does hereby quitclaim and convey unto **MASTRAN PROPERTIES, LLC (GRANTEE)**, a Tennessee limited liability company, its successors and assigns, forever, all rights, title and interest in and to, those certain tracts or parcels of real estate known as 65 Music Square West, Nashville, TN 37212, situated and located in the 19th Councilmanic District of Davidson County, Tennessee, more particularly described in a legal description attached hereto as Exhibit A and incorporated herein by reference (the "Property").

The Property being the same property conveyed to David V. Mastran from Benny M. Brown by Special Warranty Deed of record as Instrument Number 20190125-0007734, in the Register's Office of Davidson County, Tennessee.

The Property is improved property. This conveyance is made expressly subject to all easements, limitations, restrictions and encumbrances as may affect the Property.

WITNESS my hand this the 17 day of June 2019.

DAVID V. MASTRAN

STATE OF TENNESSEE]
SS.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named David V. Mastran, _____ of _____, the bargainor, with whom I am personally acquainted and who acknowledged that he is owner of the property, executed the within and foregoing **QUITCLAIM DEED** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June 2019.

My Commission Expires: 11/03/2020

Notary Public

BENJAMIN LARUE MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 17th day of June, 2019.

My Commission Expires: 11/03/2020

Notary Public

BENJAMIN LARUE MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

TRACT I: A certain tract of land in Davidson County, State of Tennessee, described as follows: Being Lot No.99 on the O.B. Hayes, First Plan of Small Lots: as of record in Plan Book 1, page 69, of the Chancery Court at Nashville. Said Lot No. 99 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street. and extends back westerly between parallel lines, 147 feet, more or less, to an alley in the rear.

TRACT II: A certain tract of land in Davidson County, State of Tennessee, described as follows: Being part of Lots Nos. 100 and 101 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville, also a small triangle out of Old Addison Street, now closed, described together according to survey made by Eric Drake, County Surveyor, September 13, 1963, as follows: Said Lot or parcel of land fronts 43.92 feet on the northerly side of Grand Avenue and runs back between parallel lines, parallel with and 65 feet westerly from the westerly margin of 17th Avenue South, a distance of 100 feet to a dead line.

TRACT III: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being the westerly 42 1/2 feet of Lot No. 101 and the westerly 42 1/2 feet of the south 40 feet of Lot No. 100 on the Map of O.B. Hayes' Plan of Small Lots, as of record in Book 1, Page 69, Chancery Court at Nashville, and described as follows: Beginning at the northeast intersection of Grand Avenue and the first alley west of 17th Avenue, South, being the southwest corner of Lot No. 101; thence northerly along the east margin of said alley, 90 feet to a 10 foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101; thence easterly parallel to and 10 feet south of the line between Lots 99 and 100, 42 1/2 feet; thence at rights angles southwardly 90 feet to the north margin of Grand Avenue; thence with the same, westerly 42 1/2 feet to the beginning.

TRACT IV: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being parts of Lots Nos. 100 and 101 on the Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, Pages 69 and 81, Chancery Court at Nashville, and part of Addison Street lying between said two lots and the westerly line of 17th Avenue, South, as now established, formerly Addison Street, described as follows: Beginning at the northwest corner of Grand Avenue and 17th Avenue South, formerly Addison Street; thence with the northerly margin of Grand Avenue, westwardly 65 feet; thence northwardly and parallel to 17th Avenue, South, 100 feet to the southerly line of Lot No. 100; thence with said line, eastwardly 65 feet to the westerly margin of 17th Avenue, South; thence with the same, southwardly 100 feet to the beginning.

TRACT V: A certain tract of land in Davidson County, State of Tennessee, described as follows: A 10 foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville.