Karen Johnson Davidson County
Batch# 263510 DEEDQC
07/29/2019 12:28:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190729-0074389

This Instrument Prepared By:

Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Address New Owner as Follows:	*Send Tax Bills To*
Nashville Phase II Property Holder LLC c/o AJ Capital Partners 133 North Jefferson Street, 4th Floor Chicago, Illinois 60661 Attn: Andrew Weprin	Nashville Phase II Property Holder LLC c/o AJ Capital Partners 133 North Jefferson Street, 4th Floor Chicago, Illinois 60661 Attn: Andrew Weprin
Map & Parcel Nos.: 105-03-0-331.00 & 105-03-0-349.00	

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **NASHVILLE PHASE II PROPERTY HOLDER LLC**, a Delaware limited liability company ("**Grantor**") does hereby quitclaim and transfer unto **NASHVILLE PHASE II PROPERTY HOLDER LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The purpose of this deed is to combine the referenced tax parcels that are adjacent into one tax parcel.

The Property is improved real property located at 1131 and 1137 4th Avenue South, Nashville, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29 day of July, 2019.

Notary Public
My Commission Expires: My Commission Expires Mar. 7, 2023

JASON N. ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Executed as of the 29th day of July, 2019.

GRANTOR:

NASHVILLE PHASE II PROPERTY HOLDER LLC,
a Delaware limited liability company

By: _____
Name: Jack Richmond
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 29th day of July in the year 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Jack Richmond, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the person(s), or the entity, in its capacity(ies) above noted, upon behalf of which the person(s) acted, executed the instrument.

Signature: _____
Name:

Official Seal

JASON ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 7, 2023

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF FOURTH AVENUE, SOUTH, SAID RIGHT OF WAY BEING TWENTY-FIVE (25.0) FEET FROM THE CENTERLINE OF SAID AVENUE, WITH THE NORTHERLY RIGHT OF WAY OF CHESTNUT STREET, SAID RIGHT OF WAY BEING THIRTY (30.0) FEET FROM THE CENTERLINE OF SAID STREET; THENCE WITH SAID CHESTNUT STREET RIGHT OF WAY SOUTH 62 DEGREES 35' 39" WEST, THREE 3 HUNDRED EIGHT-THREE (383.0) FEET, MORE OR LESS, TO AN IRON PIN; THENCE SEVERING THE PROPERTY OF THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY AND RUNNING PARALLEL AT A PERPENDICULAR DISTANCE OF FIFTY (50.0) FEET FROM THE CENTERLINE OF THE NORTHEASTERLY MAIN TRACT, NORTH 50 DEGREES 25' 44" WEST, SIX HUNDRED (600.0) FEET, MORE OR LESS TO AN IRON PIN; THENCE WITH SAID RAILROAD PROPERTY AND THE SOUTHERLY BOUNDARY LINE OF THE CITY CEMETERY AS RECORDED IN DEED BOOK 11, PAGE 461, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 77 DEGREES 02' 31" EAST, SIX HUNDRED TWENTY-FIVE (625.0) FEET, MORE OR LESS, TO A STONE COLUMN IN THE WESTERLY RIGHT OF WAY OF SAID FOURTH AVENUE, SOUTH; THENCE WITH SAID RIGHT OF WAY SOUTH 28 DEGREES 28' 21" EAST, THREE HUNDRED NINETY-SIX AND THIRTY FOUR HUNDREDTHS (396.34) FEET TO THE POINT OF BEGINNING, CONTAINING 5.22 ACRES, MORE OR LESS.

ALSO BEING DESCRIBED AS:

BEING LOT NOS. 1 AND 2 ON THE SUBDIVISION OF THE WILLIAM BASS PROPERTY OF RECORD IN INSTRUMENT NO. 200511160138406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOTS. BEING THE SAME PROPERTY CONVEYED TO NASHVILLE PHASE II PROPERTY HOLDER LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 201903120022494, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.