Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1229 Martin Street, LLC 3605 Hoods Hill Road Nashville, Tennessee 37215 Attn: Jamison Monroe	Map/Parcel No. 10507010000	Same Address as New Owner
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT ORRALL and wife, CHRISTINE ORRALL (collectively, the "Grantor"), by these presents hereby sell, assign and quitclaim to 1229 MARTIN STREET, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 1229 Martin Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

The Property is conveyed subject to the real estate taxes for the year 2019 and subsequent years, a lien, but not yet due and payable, and all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

Karen Johnson Davidson County
Batch# 274146 DEEDQC
08/20/2019 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190820-0083517

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Fidelity National Title Insurance Company
By: _____
Affiant

Subscribed and sworn to before me this 20th day of August, 2019.

_____
Notary Public
My Commission Expires: 11-9-2019

ASHLEY N OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

4848-7312-2975.1

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 19 day of August, 2019.

GRANTOR:

ROBERT ORRALL

CHRISTINE ORRALL

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, CAVAN MCCANN, the undersigned, a Notary Public in and for said County and State, the within named ROBERT ORRALL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19 day of August, 2019.

Notary Public

My Commission Expires:
9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, CAVAN MCCANN, the undersigned, a Notary Public in and for said County and State, the within named CHRISTINE ORRALL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19 day of August, 2019.

Notary Public

My Commission Expires:
9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee being more particularly described according to the ALTA/NSPS Survey dated June 2, 2019 prepared by Kenneth D. Church, RLS TN 1004, Survey Manager - TTL USA, as follows:

Beginning at a set 5/8" diameter iron rebar with TTL cap the point of intersection for the southern right of way of Alley Number 187 (15' width) and the western right of way line of Martin Street thence with said right of way South 06 Degrees 56 Minutes 49 Seconds West for 50.00 feet to a set 5/8" diameter iron rebar with TTL cap corner with 2-Wood Driver, LLC recorded in Deed Instrument 20180723-0071421 in the Davidson County Register of Deeds;

Thence with said line North 83 Degrees 03 Minutes 11 Seconds West for 125.00t to a set 5/8" diameter iron rebar with TTL cap in the eastern right of way of Alley Number 186 (15' width);

Thence North 06 Degrees 56 Minutes 49 Seconds East for 50.00 feet to a set 5/8" diameter iron rebar with TTL cap in the southern right of way of Alley Number 187;

Thence with said line South 83 Degrees 03 Minutes 11 Seconds East for 125.00 feet to the point of Beginning.

Parcel containing 0.14 acres more or less (6250 square feet +-).

Being the same property conveyed to Robert Orrall and Christine Orrall, husband and wife, by Warranty Deed of record in Instrument No. 20110624-0048468, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

