Karen Johnson Davidson County
Batch# 317927 DEEDQC
11/20/2019 02:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191120-0120069

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Crowell Capital Partners, GP Attention: Mary Margaret Bourbeau and J. Frank Crowell III P.O. Box 41250 Nashville, Tennessee 37204	Tax Map Tax Map No. 94-09, Parcel 30	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings, LLP (JTT)
1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Tony & Tina, LLC (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey to Crowell Capital Partners, GP, Tennessee, a Tennessee general partnership, (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This is improved property known as 79 Willow Street, Nashville, Tennessee, 37210.

The Property is conveyed 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.

Affiant

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

Notary Public
My Commission Expires: 11-8-21

KRISTINE RIIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

4810-5711-6333.2
219341-401001

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 20 day of November, 2019.

GRANTOR:

TONY & TINA, LLC

By: _____

Name: Tony Davenport

Title: President

GEORGIA

STATE OF ~~TENNESSEE~~

COUNTY OF FANNIN

Personally appeared before me, a Notary Public, Tony Davenport, 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 President of TONY & TINA, LLC, the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2019.

_____

Notary Public

My Commission Expires:

03/21/2023

JOHN F JENKINS
Notary Public, Georgia
Fannin County
My Commission Expires
March 21, 2023

219341-401001

Exhibit A

Description of Property

Land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 34, 35, 36, 37, 38 and 39 on the Plan of Pageot's Fairfield Village Lots, as shown by Plat and Survey of record in Plat Book 21, page 82, Register's Office for Davidson County, Tennessee. Said lots adjoin and front together 312 feet on the southerly side of Willow Street, formally Sycamore Street, and extend back 171 feet along the westerly margin of Stanley Street to an alley in the rear. Said Property is further described according to an ALTA/NSPS land title survey dated October 4, 2019, prepared by Brian A. McCain, RLS # 2256, as follows:

BEING A PARCEL OF LAND IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WILLOW STREET. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF STANLEY STREET. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF ALLEYWAY#151. BOUNDED ON THE WEST BY THE WILLOW STREET PARTNERS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201604280041566-R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF WILLOW STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE WILLOW STREET PARTNERS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201604280041566-R.O.D.C., TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF WILLOW STREET, SOUTH 83 DEGREES 55 MINUTES 37 SECONDS EAST, 270.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND AN IRON PIN SET;

THENCE, WITH SAID CURVE, HAVING A CENTRAL ANGLE OF 83 DEGREES 12 MINUTES 31 SECONDS, A RADIUS OF 35.00 FEET, A LENGTH OF 50.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 19 MINUTES 21 SECONDS EAST, 46.48 FEET TO AN IRON PIN SET;

THENCE, WITH THE WESTERLY MARGIN OF STANLEY STREET, SOUTH 00 DEGREES 43 MINUTES 05 SECONDS EAST, 140.00 FEET TO AN IRON PIN SET;

THENCE, WITH THE NORTHERLY MARGIN OF ALLEYWAY #151, NORTH 83 DEGREES 55 MINUTES 37 SECONDS WEST, 319.87 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE WILLOW STREET PARTNERS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201604280041566-R.O.D.C.. TN. NORTH 5 DEGREES 17 MINUTES 59 SECONDS EAST, 169.90 FEET TO THE POINT OF BEGINNING.

CONTAINING, 52,618 sq. ft. or 1.20 Acres, more or less.

Being the same property conveyed to the Grantor by Warranty Deed of record as Instrument No. 20150629-0062175, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

