Karen Johnson Davidson County
Batch# 327488 DEEDQC
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Fees: $22.00 Taxes: $0.00
20191210-0127334

This Instrument Prepared By:
J. Evan Gower
GBT Realty Corporation
9010 Overlook Boulevard
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
One22One Investments Partners, LLC 9010 Overlook Boulevard Brentwood, Tennessee 37027	Same	093-09-0-154.00 093-09-0-155.00 093-09-0-156.00

WHEREAS, by virtue of that certain Special Warranty Deed of record as Instrument Number 20190919-0095506 and Special Warranty Deed of record as Instrument Number 20190919-0095507 in the Register's Office for Davidson County, Tennessee; **One22One Investment Partners, LLC**, a Tennessee limited liability company, is the owner of certain property described on Exhibit A attached hereto (" Vested Property"); and

WHEREAS, the Vested Property is comprised of three contiguous lots that have separate parcel identification assigned there, as refenced above; and

WHEREAS, it is the desire of Grantor, hereinafter defined, to have the separate parcels comprising the Property joined into one tax parcels and record the single boundary description of the Vested Property as provided on Exhibit B attached hereto.

NOW, THEREFORE, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, unto **One22One Investment Partners, LLC**, a Tennessee limited liability company ("Grantor"), for the express purpose of combining the Property into one tax parcel and recording a single boundary description, by these presents does here by sell, assign and quitclaim to **One22One Investment Partners, LLC**, a Tennessee limited liability ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the Property, more particularly described on **Exhibit A** and **Exhibit B** attached hereto and incorporated by reference (the "Property")

The Property is improved real property currently located at 1215, 1221, and 1223 Broadway, Nashville, Tennessee.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

This Quitclaim Deed is being executed for the sole purpose of combining the lots described on Exhibit A into one tax parcel and recording a single boundary description of the property, and for no other purpose.

The new property address for the consolidated Property will be 1221 Broadway, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 30th day of October, 2019.

Notary Public

My Commission Expires: 5/2/22

KIM HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 30th day of October, 2019.

GRANTOR:

ONE22ONE INVESTMENT PARTNERS, LLC
A Tennessee limited liability company

By: _____
George B. Tomlin, Manager

Approved by JEG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George B. Tomlin, 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, and who further acknowledged that he is the Manager of One22One Investment Partners, LLC, a Georgia limited liability company, and is authorized to execute this instrument on behalf of the company.

Witness my hand and seal, at Office, as of the 30th day of October, 2019.

Notary Public

My Commission Expires: 5/2/22

KIM HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

EXHIBIT A

TRACT 1:

PARCEL A:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE MCNAIRY PLAN OF WEST NASHVILLE LOTS, A PLAN OF WHICH IS RECORDED IN BOOK 9, PAGES 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MINUTE BOOK "C", PAGE 136, CHANCERY COURT IN NASHVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: SAID LOT NO. 36 FRONTS FIFTY FEET ON THE SOUTHERLY SIDE OF BROAD STREET AND RUNS BACK BETWEEN PARALLEL LINES 169 FEET TO AN ALLEY.

PARCEL B:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 34 ON PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN BOOK 9, PAGES 322 AND 323, REGISTER'S OFFICE FOR SAID COUNTY, AND MINUTE BOOK "C", PAGES 136 AND 137, CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 34 FRONTS FIFTY FEET ON THE SOUTHERLY SIDE OF BROAD STREET, OR BROADWAY, AND RUNS BACK BETWEEN PARALLEL LINES 169 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ONE22ONE INVESTMENT PARTNERS, LLC BY SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20190919-0095507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
BEING PART OF LOT NO. 38 ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN BOOK 9, PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IN MINUTE BOOK "C", PAGES 136 AND 137, CHANCERY COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF BROADWAY, AS WIDENED, SAID PART BEING THE COMMON CORNER OF LOT NO. 38 AND LOT NO. 36 ON THE ABOVEMENTIONED PLAN; THENCE WITH THE LINE BETWEEN SAID LOT NO. 38 AND LOT NO. 36 SOUTH 27 DEG. 07 MIN 47 SEC EAST, 168.74 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY MARGIN OF ALLEY NO. 236; THENCE WITH SAID ALLEY SOUTH 62 DEG. 48 MIN 13 SEC WEST, 50.00 FEET TO AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF 13TH AVENUE SOUTH; THENCE WITH THE EASTERLY MARGIN OF 13TH AVENUE SOUTH, NORTH 27 DEG .07 MIN 47 SEC WEST, 144.77 FEET TO A PK NAIL SET; THENCE CONTINUING WITH THE EASTERLY MARGIN OF 13TH AVENUE SOUTH NORTHERLY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, 39.24 FEET TO A POINT ON THE SOUTHERLY MARGIN OF BROADWAY; THENCE WITH SAID MARGIN OF BROADWAY NORTH 62 DEG 48 MIN 13 SEC EAST 25.03 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ONE22ONE INVESTMENT PARTNERS, LLC BY SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20190919-0095506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 34, AND ALL OF LOT 36, ALSO PART OF LOT NO. 38 ON THE PLAN OF McNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN BOOK 9, PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND MINUTE BOOK "C", PAGES 136, AND 137, CHANCERY COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND IN THE SOUTHERLY MARGIN OF BROADWAY, AS WIDENED, SAID 5/8" BEING THE NORTHEAST OF THE WEST ONE-HALF OF LOT NO. 34 ON THE ABOVEMENTIONED PLAN; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE SAID WEST ONE-HALF OF LOT NO. 34 S 27°10'59" E A DISTANCE OF 168.90 FEET TO A PK NAIL FOUND IN THE NORTH LINE OF ALLEY 236; THENCE WITH SAID NORTH LINE OF ALLEY 236, AS FOLLOWS: S 63°08'29" W A DISTANCE OF 50.15 FEET; THENCE S 63°08'29" W A DISTANCE OF 100.30 FEET TO A PK NAIL SET; THENCE S 62°50'54" W A DISTANCE OF 50.00 FEET TO A PK NAIL SET IN THE EAST RIGHT OF WAY LINE OF 13TH AVENUE SOUTH; THENCE WITH SAID RIGHT OF WAY LINE OF 13TH AVENUE SOUTH N 27°05'06" W A DISTANCE OF 144.77 FEET TO A PK NAIL SET; THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID 13TH AVENUE SOUTH AND BROADWAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 38.26 FEET WITH A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF N 19°03'03" E, WITH A CHORD LENGTH OF 34.63 FEET TO A PK NAIL FOUND; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID BROADWAY, AS FOLLOWS: N 62°50'54" E A DISTANCE OF 25.03 FEET TO A PK NAIL SET; THENCE N 63°04'49" E A DISTANCE OF 100.11 FEET; THENCE N 63°04'49" E A DISTANCE OF 50.06 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 33,679 SQUARE FEET, 0.772 ACRES