THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
12th and West Grove, LLC 3716 West End Avenue Nashville, TN 37205	Same	105 09 0 165.00 and 105 09 0 166.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 12th and West Grove, LLC ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Jonathan Faught, Trustee ("Grantee"), and his successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

See Exhibit A.

Being the same property conveyed to 12th and West Grove, LLC, by Quitclaim Deed from FMBC Investments, LLC in instrument No. 20190322-0026292, in Register's Office of Davidson County, Tennessee.

This is improved property identified as 1114 W. Grove Avenue, Nashville, TN 37203.

IN WITNESS WHEREOF, Shawn E. Bailes has executed this Quitclaim Deed as of the 30 day of December, 2019.

Karen Johnson Davidson County
Batch# 339000 DEEDQC
01/06/2020 02:21:55 PM 6 pgs
Fees: $37.00 Taxes: $0.00
20200106-0001636

12th and West Grove, LLC

By: _____
Shawn E. Bailes, Manager

THEREFORE, FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and for the purposes of combing the two tracts described in Exhibit A into one tract, the Trustee does hereby quitclaim, grant, bargains sell, transfer, and convey unto 12th and West Grove, LLC its successors and assigns to said property as described on Exhibit B attached hereto and incorporated herein.

This is improved property identified as 1114 W. Grove Avenue, Nashville, TN 37203.

IN WITNESS WHEREOF, Jonathan Faught, Trustee has executed this Quitclaim Deed as of the 30th day of December, 2019.

Jonathan Faught, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of this County, Shawn E. Bailes, 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 Manager of 12th and West Grove, LLC and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS MY HAND, and official seal this 30 day of December, 2019.

BROOKE ROBLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Notary Public

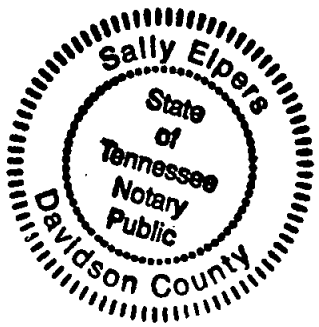
My commission expires: September 6, 2022

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of this County, Jonathan Faught, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to

me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 30 day of December, 2019.



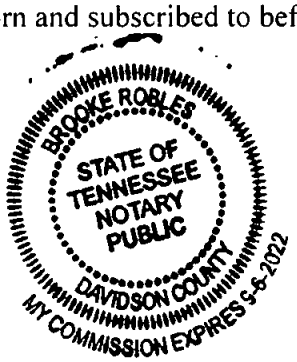
Sally Elpers
Notary Public

My commission expires: 10-2-23

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Shawn Bailes, Manager

Sworn and subscribed to before me this 30 day of December, 2019.



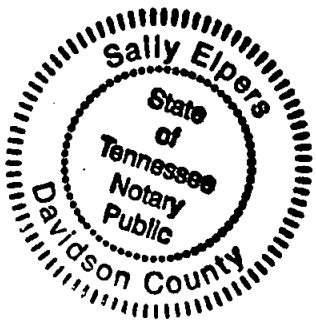
Notary Public

My Commission Expires: September 6, 2022

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Jonathan Faught, Trustee

Sworn and subscribed to before me this 30 day of December, 2019.



Notary Public

My Commission Expires: 10-2-23

Exhibit A

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Bransford Realty Co's Subdivision of Book "A" and Resubdivision of Lots 41, 42 & 43 in A.B. Hills Subdivision of the Plant Lands, of record in Plat Book 421, page 68, amending Plat Book 332, page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2:

Land in Davidson County, Tennessee, being the Westerly 25 feet of Lot No. 44 on the Plan of Bransford Realty Co's Subdivision of Block "A" and Resubdivision of Lots 41, 42 & 43 in A.B. Hills Subdivision of the Plant Lands, of record in Plat Book 421, page 68, amending Plat Book 332, page 65, in the Register's Office for Davidson County, Tennessee.

Said westerly 25 feet of Lot No. 44 adjoins Lot No. 43 and fronts 25 feet on the north side of West Grove, extended, and runs back northerly and between parallel lines 145 feet to an alley.

Exhibit B

PROPERTY DESCRIPTION
12th and WEST GROVE, LLC PROPERTY
1114 West Grove Avenue

Being a parcel of land situated in the 17th Council District of Davidson County Tennessee, said parcel being recorded in Instrument No. 20190322-0026292, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said parcel also being Lot No. 43 and the westerly 25 feet of Lot No. 44 on the Plan of Bransford Realty Co's Subdivision of Book "A" and the Resubdivision of Lots 41, 42, & 43 in A.B. Hills Subdivision of the Plant Lands, of record in Plat Book 421, Page 68, amending Plat Book 332, Page 65, in the Register of Deeds Office for Davidson County, Tennessee, said property being generally located west of 11th Avenue South, east of 12th Avenue South, south of Wedgewood Avenue, north of and adjacent to West Grove Avenue, said parcel is more particularly described as follows;

Beginning at an iron pin old in the north right of way of West Grove Avenue, (a 50-foot R.O.W.), said pin also being the southeast corner of the O.I.C. 1820-12th Avenue South property, (Instrument No. 20160425-0039894, R.O.D.C.T.), said pin also being the southwest corner of herein tract described;

Thence leaving West Grove Avenue and with a common line of said O.I.C. 1820-12th Avenue South property and said 12th and West Grove, LLC property, **North 08°41'19" East, 148.31 feet** to an iron pin old in the south right of way of Alley No. 682, (25-Foot R.O.W.), said pin being the northeast corner of said O.I.C. 1820-12th Avenue South property, said pin also being the northwest corner of herein tract described;

Thence leaving said O.I.C. 1820-12th Avenue South property and with the south right of way of said Alley No. 682, **South 81°27'52" East, 75.00 feet** to an iron pin, said pin being the northwest corner of the William T. Russell etux property, (Deed Book 3028, Page 197, R.O.D.C.T.), said pin also being the northeast corner of herein tract described;

Thence leaving said Alley No. 682 and with the common line of said Russell property and 12th and West Grove, LLC property, **South 08°42'47" West, 145.45** feet to a chiseled "V" in concrete in the north right of way of said West Grove Avenue, said chisel mark being southwest corner of said Russell property and the southeast corner of herein tract described;

Thence leaving said Russell property and with north right of way of said West Grove Avenue, **North 83°39'00" West, 75.00** feet to the point of beginning and containing **11,011.35 Square Feet or 0.25 acres more or less.**

Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.
The above easement description is based on a survey of the subject property done by Joseph A. Brown, TN RLS # 2438, dated April 3, 2013.