Karen Johnson Davidson County
Batch# 365523 DEEDQC
03/02/2020 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200302-0022831

Record and return to:
Commerce Title & Escrow, LLC
513 3rd Ave S
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:
Rich Rieck
MAYNARD COOPER & GALE, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

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 27th day of February, 2020.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Manhead REI, LLC 136 Baxter Street, Suite 1B New York, NY 10013	New Owner	082-12-0-277.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Body in Balance, LLC,** a Tennessee limited liability company, owning one hundred percent (100%) undivided interest, as tenants in common ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Manhead REI, LLC**, a New Jersey limited liability company ("**Grantee**"), its successor and assigns, all of its rights, title and interest in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **953 Main Street, Nashville, Davidson County, Tennessee 37206**.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

* * *

Witness my hand this 27th day of February, 2020.

BODY IN BALANCE, LLC,
a Tennessee limited liability company

By: _____
Laura Darling

Its: _____
Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Laura Darling, the Chief Manager of Body in Balance, LLC, a Tennessee limited liability company, 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 or she as Chief Manager of Body in Balance, LLC, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Laura Darling, as such Chief Manager.

Witness my hand and official seal this 27th day of February, 2020.

_____
Notary Public

My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

EXHIBIT A

Legal Description

A parcel of land situated in Davidson County, Tennessee, being part of Lots Nos. 13 and 14 on the Map of D. D. Philips Silvadene Park, as of record in Book 421, Page 31, Davidson County Register of Deeds Office, Tennessee more particularly described as follows:

Beginning at a set mag nail with TTL washer at the point of intersection for the northern right of way line of Main Street and the western right of way of line of Finn Street said point of beginning and being located fifty (50) feet from centerline of Man Street, thence with the northern right of way of Main Street, South 63 Degrees 04 Minutes 51 Seconds West for 97.50 feet to a set mag nail with TTL washer in the line of Antonio Dunlap recorded in Quit Claim Deed Instrument Number 20050707-0078043 in the Davidson County Register of Deeds Office, Tennessee;

Thence with said line North 26 Degrees 53 Minutes 57 Seconds West for a distance of 150.03 feet to a set mag nail with TTL washer in the southern right of line of Alley Number 277;

Thence with said line North 63 Degrees 05 Minutes 59 Seconds East for a distance of 97.50 feet to a set mag nail with TTL washer in the western right of way of Finn Street;

Thence with said line South 26 Degrees 53 Minutes 56 Seconds West for a distance of 150.00 feet to the point of BEGINNING.

Said parcel containing 14,528.13 square feet more or less or 0.34 acres more or less

Being the same property conveyed by Warranty Deed from David Knoble, married, to Patricia M. Hendrix and Laura M. Darling, recorded May 31, 2005, in Instrument No. 20050531-0060686, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Warranty Deed from Patricia M. Hendrix and Laura M. Darling to Anna Hendrix, Patricia M. Hendrix, and Laura M. Darling, as tenants in common, recorded June 15, 2005, in Instrument No. 20050615-0068567, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Anna Hendrix (by and through her Attorney in Fact, Patricia Mary Hendrix), Patricia M. Hendrix, and Laura M. Darling to Hendrix & Darling, L.L.C., a Tennessee limited liability company, as recorded June 15, 2005, in Instrument No. 20050615-0068568, said Register's Office. Also being the same property conveyed by Quitclaim Deed from Patricia M. Hendrix to Hendrix & Darling, LLC, a Tennessee limited liability company, recorded December 2, 2010, in Instrument No. 20101202-0095870, said Register's Office.

Hendrix & Darling, LLC is now known as Body In Balance, LLC, pursuant to Articles of Amendment to Articles of Organization (LLC), filed March 12, 2012, with the Tennessee Secretary of State, and recorded in Instrument No. 20120709-0060007, in the Register's Office of Davidson County, Tennessee

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

