

This instrument prepared by:
State of Tennessee
Department of Transportation
Legal Office
Region III – 6601 Centennial Blvd.
Nashville, TN 37243

Federal Project No. STP-M/HPP-5333(3)
State Project No. 19PLM-F2-062
Tract 15
Davidson County
Excess Land
Inventory No. 6049

QUITCLAIM DEED

<u>ADDRESS OF NEW OWNER:</u>	<u>REAL TAX RESPONSIBILITY:</u>	<u>MAP/PARCEL:</u>
Mainland KVB, LLC 118 16 th Ave. South, Suite 230 Nashville, TN 37203	New Owner	Formerly part of 093 10 0 075.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FIVE THOUSAND DOLLARS AND NO/100 (\$105,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, hereby Quitclaims unto **MAINLAND KVB, LLC**, a Tennessee limited liability company, its heirs and assigns, all its right, title and interest in and to the following described real estate located in Davidson County, Tennessee, shown as Part of Tract 15 on the attached Exhibit A, incorporated herein by reference, together with any improvements and fixtures thereon and all easements, privileges, and appurtenances belonging thereto, and being more particularly described as follows:

LAND IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PORTIONS OF EXCESS RIGHT-OF-WAY ADJOINING KOREAN VETERANS BOULEVARD AND SEVENTH AVENUE SOUTH AS SHOWN ON STATE OF TENNESSEE RIGHT-OF-WAY PLAN 19PLM-F2-062, SHEET 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH BACK OF SIDEWALK FOR SAID KOREAN VETERANS BOULEVARD AND THE WEST RIGHT-OF-WAY OF SEVENTH AVENUE SOUTH; THENCE ALONG SAID SEVENTH AVENUE SOUTH S 26° 46' 37" E, 12.31 FEET; THENCE LEAVING SAID SEVENTH AVENUE S 62° 43' 46" W, 155.38 FEET TO THE EAST SIDE OF A FORMER 10' ALLEY; THENCE ALONG SAID ALLEY, HAVING A RADIUS OF 150 FEET, A DISTANCE OF 1.26 FEET TO THE SAID SOUTH BACK OF SIDEWALK OF KOREAN VETERANS BOULEVARD; THENCE ALONG SAID SIDEWALK N 58° 39' 24" E, 155.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 1051 SQUARE FEET, MORE OR LESS.

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantee, its heirs and assigns, and shall run with the land in perpetuity. Said conditions are as follows:

- (1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits

of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

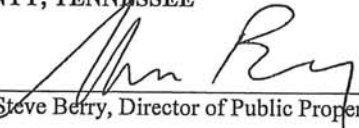
- (2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;
- (3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;
- (4) that the Grantee comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;
- (5) that this conveyance is subject to any interest a utility may have in the placement and maintenance of existing utility facilities located on the property; and
- (6) No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

REFERENCE: The legal description contained herein was prepared by Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, Tennessee 37214. The above-described property is a portion of the property described in Project No. STP-M/HPP-5333(3) / 19PLM-F2-062, the plans for said project being on file on the 13th floor of the James K. Polk Building, 505 Deaderick St., Nashville, TN 37243-0360.

Being a portion of the property acquired by Grantor as of record in Instrument 20110722-0056283 in the Register's Office for Davidson County, Tennessee.

WITNESS MY/OUR HAND(S) this ____ day of _____, 20__.

**METROPOLITAN GOVERNMENT OF NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE**

BY: 
Steve Berry, Director of Public Property

Federal Project No. STP-M/HPP-5333(3)
State Project No. 19PLM-F2-062
Davidson County
Tract 15

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, STEVE BERRY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Director of Public Property of the Metropolitan Government of Nashville and Davidson County, Tennessee, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Metropolitan Government of Nashville and Davidson County, Tennessee by himself as such Director of Public Property.

WITNESS my hand and official seal at office in Nashville, Tennessee, this ____ day of _____, 20 ____.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF _____

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under T.C.A. Section 67-4-409, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and SUBSCRIBED before me this ____ day of _____, 20 ____.

NOTARY PUBLIC

My Commission Expires:

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1. URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM DERIVED FROM STATE RIGHT OF WAY PLANS.
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT". THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 * UTILITIES NOT CHECKED.

PROPERTY SURVEY

FOR

MAINLAND ACQUISITIONS, LLC

SHOWING

PART OF THE PROPERTY SHOWN AS TRACT 15
STATE RIGHT OF WAY PLAN # 19LPLM-F2-062
-SHEET 4
PART OF A CLOSED ALLEY
AND A PART OF 7TH AVENUE SOUTH

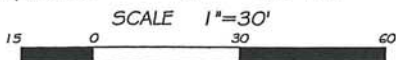
LOCATED
413 7TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203
DATE: MAY 28, 2015

© 2015 PATRICK COODE

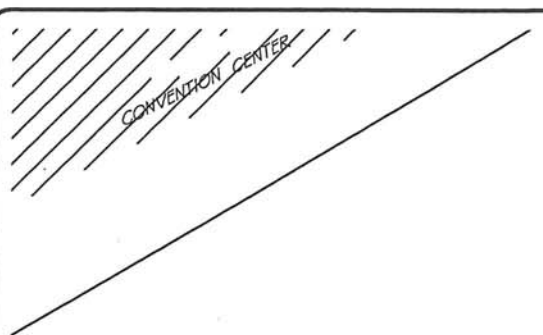
FILE NO. 215- 024-4

LEGEND

- PROPERTY LINE
- | | | | |
|---------------------|----------------|---|-------------|
| ● ^{IP} | IRON PIN (OLD) | ⊙ | GAS METER |
| ○ ^{SET IP} | IRON PIN (NEW) | ⊗ | WATER VALVE |
| ⊕ ^{FH} | FIRE HYDRANT | ⊙ | MAN HOLE |
| ⊗ ^{PP} | POWER POLE | □ | DROP INLET |



PATRICK COODE AND COMPANY, LLC
144 SPRING VALLEY ROAD
NASHVILLE, TENNESSEE 37214
PH: 615-974-1814 / FX: 615-739-6484
EMAIL: PSCOODE@COMCAST.NET



SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE DEEDS OF RECORD, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.

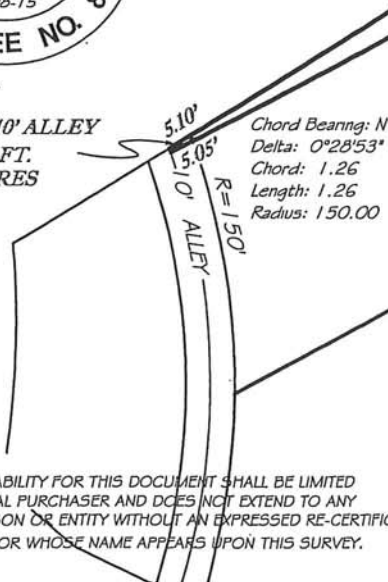
SIGNED: PATRICK COODE AND COMPANY, LLC

BY:



PART OF 10' ALLEY
5.4 SQ. FT.
0.00 ACRES

(ROUND-ABOUT)



Chord Bearing: N
Delta: 0°28'53"
Chord: 1.26
Length: 1.26
Radius: 150.00

SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATE BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

KOREAN VETERANS BOULEVARD

P.O.B.

N 58°19'24" E 159.17'

328.1 SQ. FT.
0.01 ACRES
(CLOSED R/W)

N 58°19'24" E
24.95'

N 26°55'51" W 62.17'

12.31'

24.87'

S 26°06'55" W 80.16'

(15)

(36)

7TH AVENUE SOUTH
(TO BE CLOSED)

(182)

S 65°13'40" W

IRON PIN

SUBDIV

(182)

PART OF TRACT 15
1052 SQ. FT.
0.02 ACRES

N 3°39'24" E 155.72'

S 62°43'46" W 155.38'

6'47" W

(45)

(183)

BRICK BUILDING

ALDO COR

Original TO

D-16-07061