




Tom Leatherwood
Shelby County Register / Archives

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has been recorded as a permanent record in the archives of the
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16021990	
03/08/2016 - 09:48 AM	
3 PGS	
DONNA 1434107-16021990	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

This Instrument Prepared By and Return To:

Jay H. Lindy, Esq.
4091 Viscount Ave.
Memphis, Tennessee 38118

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that 495 TN Partners (f/k/a 495 Tennessee, LLC), a Tennessee general partnership, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM and CONVEY unto, MEMPHIS CENTER CITY REVENUE FINANCE CORPORATION, Grantee, all of its right, title and interest in and to that certain real property situated and being in the City of Memphis, County of Shelby, State of Tennessee, and being more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

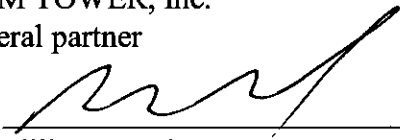
Being same property (**Parcel I**) conveyed to Grantor, by Warranty Deed dated November 5, 2014, and recorded as Instrument Number **14113867**, in the Register's Office of Shelby County, Tennessee; and part of the same property (**Parcel II**) conveyed to Grantor, by Warranty Deed dated February 10, 2015, and recorded as Instrument Number **15015887**, in the Register's Office of Shelby County, Tennessee.

IN TESTIMONY WHEREOF, Grantor has executed this instrument as of this 8th day of March, 2016.

495 TN PARTNERS,
a Tennessee general partnership

By: Orgel Family, L.P.
Its: Managing Partner

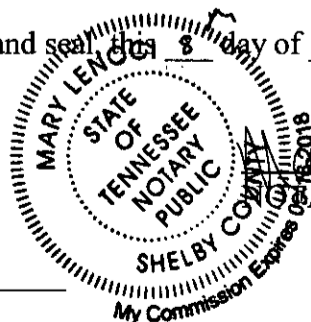

By: RBM TOWER, Inc.
Its: general partner

By: 
William Orgel
Its: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Mary Lendon, a Notary Public, William Orgel, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the General Partner of the Managing Partner of the Grantor, 495 TN PARTNERS, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal, this 8 day of March, 2016.

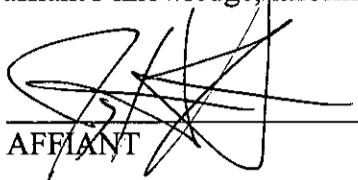



MARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SHELBY

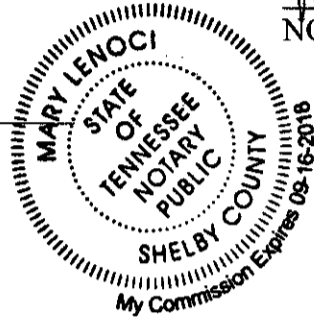
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$0.00


AFFIANT

Subscribed and sworn to before me this 8th day of March, 2016.


NOTARY PUBLIC

My Commission Expires:



Property Address:
495 Tennessee Street
Memphis, TN 38103

And

_____ Tennessee Street
Memphis, TN 38103

**Name and Address of the
Property Owner:**
MEMPHIS CENTER CITY REVENUE FINANCE CORPORATION
114 N. Main Street
Memphis, TN 38103

**Name and Address for the
Delivery of Property Tax Bills:**
Brewery Master Tenant, LLC
4091 Viscount Ave.
Memphis, TN 38118

Tax Parcel Nos.: 002-083-00003 and a portion of 002-092-00001

EXHIBIT A

Real Property Description

The following described real estate, situated and being in the City of Memphis, County of Shelby, State of Tennessee, to wit:

PARCEL I:

Description of the 495 TN Partners property recorded at Instrument No. 14113867 in Memphis, Shelby County, Tennessee:

Beginning at a set 1/2" rebar with plastic cap at the intersection of the west line of Tennessee Street (60' R.O.W.) and the south line of West Butler Avenue (30' R.O.W.); thence south 04 degrees 27 minutes 26 seconds west with the west line of said Tennessee Street, 268.20 feet to a set pk nail in the north line of Center Alley (20' Wide Public Alley); thence north 85 degrees 52 minutes 47 seconds west with the north line of said Center Alley, 150.00 feet to a set pk nail in the east line of an 18' Wide Public Alley; thence north 04 degrees 27 minutes 26 seconds east with the east line of said 18' Wide Public Alley, 268.80 feet to a set 1/2" rebar with plastic cap in the south line of the aforesaid West Butler Avenue; thence south 85 degrees 39 minutes 02 seconds east with the south line of said West Butler Avenue, 150.00 feet to the Point of Beginning and containing 40,275 square feet or 0.925 acres of land.

PARCEL II:

Description of Lot 23, Butler Subdivision recorded in Plat Book 265, Page 47, being part of the 495 TN Partners property recorded at Instrument No. 15015887 in Memphis, Shelby County, Tennessee:

Beginning at a set x-cut at the intersection of the east line of Tennessee Street (60' R.O.W.) and the north line of Mina Alley (20' Wide Public Alley); thence north 04 degrees 27 minutes 26 seconds east with the east line of said Tennessee Street, 132.56 feet to a set pk nail in the south line of Lot 24, Butler Subdivision recorded in Plat Book 265, Page 47; thence south 85 degrees 38 minutes 11 seconds east with the south line of Lot 24 of said subdivision recorded in Plat Book 265, Page 47, 36.21 feet to a set x-cut in the west line of Lot 22 of said subdivision recorded in Plat Book 265, Page 47; thence south 04 degrees 22 minutes 00 seconds west with the west line of Lot 22 of said subdivision recorded in Plat Book 265, Page 47, 132.62 feet to a set x-cut in the north line of the aforesaid Mina Alley; thence north 85 degrees 32 minutes 18 seconds west with the north line of said Mina Alley, 36.42 feet to the point of beginning and containing 4,815 square feet or 0.111 acres of land.