**THIS INSTRUMENT PREPARED BY:**
**W. Lee Corbett, P.C.**
**CORBETTCROCKETT**
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

Davidson County DEEDQC
Recvd: 05/15/13 16:05 6 pgs
Fees:32.00 Taxes:0.00
**20130515-0049159**

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 15th day of May, 2013.

Notary Public

My Commission Expires: 11-03-2015

PAMELA G. NASH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2015

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Numbers:** |
|---|---|---|
| 4508 Charlotte Pike Partners<br>4121 Hillsboro Road, Suite 302<br>Nashville, TN 37215 | SAME | Map 091-16; Parcel 6.00<br>Map 091-12; Parcels 160.00, 161.00, 162.00, 163.00 & 164.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the **Charlotte Heights Church of Christ, Inc.**, a Tennessee nonprofit corporation, successor by the merger of the West Nashville Heights Church of Christ with the Charlotte Avenue Church of Christ ("Grantor") hereby remises, releases and forever quitclaims unto **4508 Charlotte Pike Partners**, a Tennessee general partnership ("Grantee"), its successors and assigns, any and all interest which the Grantor may have in and to the following tracts of land in Nashville, Davidson County, Tennessee, described as follows:

> BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located at the northeasterly intersection of U.S. Highway 70 (State Route 24, Charlotte Avenue) and 46th Avenue North and the southeasterly intersection of Alabama Avenue and 45th Avenue North and being a portion of Alley #1200, Lots 419, 421, and a portion of 423 of Block 68, Lots 412, 414, 416, 418, 420, 422, 424 of Block 70, and Lots 20, 22, 24 of Block 47 of No. 1 Plan of West Nashville as recorded in Deed Book 57, Page 75 in the Register's Office of Davidson County, Tennessee, and being the Charlotte Avenue Church of Christ Property as recorded in Deed Book 158, Page 338, Deed Book 3647, Page 107,

Deed Book 2806, Page 617, Deed Book 3309, Page 425, Deed Book 3640, Page 124, Deed Book 3640, Page 129, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Tract 1

BEGINNING at an iron pin monument in the southwesterly right-of-way intersection of Alabama Avenue and 45th Avenue North and being the northeasterly corner of Lot 24 of Block 47 of No. 1 Plan of West Nashville as recorded in Deed Book 57, Page 75 in the Register's Office of Davidson County, Tennessee and also the northeasterly corner of Tract 2;

Thence with the northerly line of Lot 24 of Block 47 of No. 1 Plan of West Nashville and Tract 2 and the southerly right-of-way of Alabama Avenue, S 88°07'35" W a distance of 135.00' to an iron pin monument, said point being the northeasterly corner of Lot 412 of Block 70 of No. 1 Plan of West Nashville, the northwesterly corner of Alley #1218, the northeasterly corner of Tract 1 and the TRUE POINT OF BEGINNING;

Thence leaving the southerly right-of-way of Alabama Avenue and continuing along with the westerly right-of-way of Alley #1218 and the easterly line of Lot 412 of Block 70 of No. 1 Plan of West Nashville, S 01°52'25" E a distance of 162.50' to an iron pin monument, said monument being located along the centerline of an abandoned alleyway (Metro Council Bill # 64-380);

Thence with the centerline of the abandoned alleyway S 88°07'35" W a distance of 100.00' to an iron pin monument;

Thence leaving the abandoned alleyway and continuing along with the easterly edge of Lot 419 and westerly edge of Lot 417 of Block 68 of No. 1 Plan of West Nashville, S 01°52'25" E a distance of 162.50' to an iron pin monument, said monument being the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue);

Thence continuing along with the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and the southerly edge of Lots 419, 421, and a portion of 423 of Block 68 of No. 1 Plan of West Nashville, S 88°07'35" W a distance of 75.00' to an iron pin monument, said monument being the northeasterly intersection of U.S. Highway 70 (State Route 24, Charlotte Avenue) and 46th Avenue North;

Thence continuing along with the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and with the easterly right-of-way of 46th Avenue North with a curve turning to the right, with an arc length of 15.71', with a radius of 10.00', with a chord bearing of N 46°52'25" W, with a chord length of

14.14' to an iron pin monument said monument being the southwesterly edge of Lot 423 of Block 68 of No. 1 Plan of West Nashville,

Thence leaving the right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and continuing along with the easterly right-of-way of 46th Avenue North and Lot 423 of Block 68 of No. 1 Plan of West Nashville, the abandoned alleyway and Lot 424 of Block 70 of No. 1 Plan of West Nashville, N 01°52'25" W a distance of 315.00' to an iron pin monument said monument being the southeasterly intersection of 46th Avenue North and Alabama Avenue;

Thence leaving the easterly right-of-way of 46th Avenue North and continuing along with the southerly right-of-way of Alabama Avenue and Lots 424, 422, 420, 418, 416, 414, and 412 of Block 70 of No. 1 Plan of West Nashville, N 88°07'35" E a distance of 185.00' to an iron pin monument; which is the point of beginning, having an area of 43,854 square feet, 1.01 acres more or less.

Tract 2

BEGINNING at an iron pin monument in the southwesterly right-of-way intersection of Alabama Avenue and 45th Avenue North and being the northeasterly corner of Lot 24 of Block 47 of No. 1 Plan of West Nashville as recorded in Deed Book 57, Page 75 in the Register's Office of Davidson County, Tennessee

Thence leaving the southerly right-of-way of Alabama Avenue and continuing along with the westerly right-of-way of 45th Avenue North and the easterly edge of Lots 24, 22, and 20 of Block 47 of No. 1 Plan of West Nashville, S 01°52'25" E a distance of 75.00' to an iron pin monument, said monument being the northerly edge of Lot 16 of Block 47 of No. 1 Plan of West Nashville;

Thence leaving the westerly right-of-way of 45th Avenue North and continuing along with the southerly edge of Lot 18 and the northerly edge of Lot 16 of Block 47 of No. 1 Plan of West Nashville, S 88°07'35" W a distance of 110.00' to an iron pin monument, said monument being the easterly edge of Alley #1218;

Thence leaving Lot 16 and continuing along with the westerly edge of Lots 20, 22, and 24 of Block 47 of No. 1 Plan of West Nashville and the easterly edge of Alley #1218, N 01°52'25" W a distance of 75.00' to an iron pin monument said monument being the southerly right-of-way of Alabama Avenue and northwest corner of Lot 22 of Block 47 of No. 1 Plan of West Nashville;

Thence leaving the easterly edge of Alley #1218 and continuing along with the southerly right-of-way of Alabama Avenue and northerly edge of Lot 24 of Block 47 of No. 1 Plan of West Nashville, N 88°07'35" E a distance of 110.00' to an iron pin monument, which is the point of beginning, having an area of 8,250 square feet, 0.19 acres more or less.

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated April 15, 2013.

BEING the same property conveyed to Grantor by deeds of record in Book 158, page, 338, Book 3647, page 107, Book 2806, page 617, Book 3309, page 425, Book 3640, page 129, and Book 3640, page 124, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 4508 Charlotte Avenue, 4511 Alabama Avenue, 4509 Alabama Avenue, 4507 Alabama Avenue, former Alley No. 1200 lying between 46th Avenue North and Alley 1218, the said alley No. 1200 having been closed, vacated and abandoned by Metropolitan County Council Bill No. 64-380, 409 45th Avenue North (also known as 4505 Alabama Avenue), and 409 45th Avenue North, as the same are situated in Nashville, Davidson County, Tennessee, and is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the property herein conveyed.

IN WITNESS WHEREOF, Grantor has executed this instrument this 15th day of May, 2013.

**Charlotte Heights Church of Christ, Inc.**, a Tennessee nonprofit corporation, successor by the merger of the West Nashville Heights Church of Christ with the Charlotte Avenue Church of Christ

By: _____
Jim Orman

By: _____
Jim Dillingham

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, an official Notary Public of the said county and state, JIM ORMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a member of the Charlotte Heights Church of Christ, Inc., a Tennessee nonprofit corporation, the within named bargainor, and who acknowledged that as such member, being authorized to do so, he executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by himself as member.

WITNESS MY HAND, at office, this 14th day of May, 2013.

Brenda K. Froman
Notary Public

My Commission Expires: 3/23/15

BRENDA K. FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, an official Notary Public of the said county and state, JIM DILLINGHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a member of the Charlotte Heights Church of Christ, Inc., a Tennessee nonprofit corporation, the within named bargainor, and who acknowledged that as such member, being authorized to do so, he executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by himself as member.

WITNESS MY HAND, at office, this 14th day of May, 2013.

Brenda K. Froman
Notary Public

My Commission Expires: 3/23/15

BRENDA K. FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Pamela G. Nash, a notary public for this county and state, William L. Rosenberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary Seal:

