BILL GARRETT, Davidson County
Trans:T20130050899 DEEDQC
Recvd: 06/17/13 15:36 11 pgs
Fees:57.00 Taxes:0.00
20130617-0061817

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203-1348
Telephone: (615)383-3345

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Travis Property Developers 425 Downs Boulevard Franklin, TN 37064	New Owner	Map 126 Parcels 565, 147, 568, 059, 142, and 060

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by JOSEPH L. RODGERS, also known as Joe Rodgers, STEVEN M. ADCOCK, also known as Steve Adcock, and JOHN D. VALIQUETTE, also known as John Valiquette (collectively "Grantors"), Grantors have bargained and sold, and do hereby transfer and convey unto TRAVIS PROPERTY DEVELOPERS, a Tennessee general partnership, its successors in interest and assigns ("Grantee") all of Grantors' right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved real property known as Zero Beautiful Valley Drive, Nashville, Tennessee 37221, 7972 McCrory Lane, Nashville, Tennessee 37221, Zero McCrory Lane, Nashville, Tennessee 37221, 7986 McCrory Lane, Nashville, Tennessee 37221, Zero McCrory Lane, Nashville, Tennessee 37221, and 7946 McCrory Lane, Nashville, Tennessee 37221.

STATE OF TENNESSEE
COUNTY OF Williamson

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 14th day of June, 2013.

NOTARY PUBLIC

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
12/30/14

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on this the 14th day of June, 2013.

GRANTORS

JOSEPH L. RODGERS

STEVEN M. ADCOCK

JOHN D. VALIQUETTE

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, Sam J. McAllester III a Notary Public in and for said State and County, the within named JOSEPH L. RODGERS, also known as Joe Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 14th day of June, 2013.

NOTARY PUBLIC

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
12-30-14

[Additional Acknowledgments on Following Page]

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, Sam J. McAllester III, a Notary Public in and for said State and County, the within named STEVEN M. ADCOCK, also known as Steve Adcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 14th day of June, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
12/30/14

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, Sam J. McAllester III, a Notary Public in and for said State and County, the within named JOHN D. VALIQUETTE, also known as John Valiquette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 14th day of June, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
12/30/14

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

TRACT NO. 1

Land situated in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Phase 1 of the Rodger's, Adcock and Valiquette Property, being more particularly described as follows:

Beginning at an iron rod (old) in the eastern margin of McCrory Lane (50' right-of-way), also being the northwest corner of Lot 1, Angie Blackford McCrory Lane, Final Plat of Record in Instrument No. 20010226-0017622, in the Register's Office for Davidson County, Tennessee, and being the northwest corner of the herein described tract;

Thence, with Angie Blackford, said register's office, North 81°43'00" East, a distance of 794.29 feet to an iron rod (old);

Thence, leaving said line, and with the southern line of William Ronald Travis II, of Record in Deed Book 11506, Page 781, said register's office, the next seven calls:

Thence, North 81°41'24" East, a distance of 232.54 feet;
Thence, North 26°24'50" East, a distance of 54.87 feet;
Thence, North 19°03'13" East, a distance of 245.68 feet;
Thence, North 18°47'26" East, a distance of 171.85 feet;
Thence, North 52°36'28" East, a distance of 189.72 feet;
Thence, South 31°12'43" East, a distance of 115.00 feet;
Thence, with a curve concave to the south having a radius of 350.00 feet, an arc length of 141.79 feet and a central angle of 23°12'41" and being subtended by a chord which bears North 69°09'27" East, a distance of 140.82 feet;

Thence, leaving said line, and with the westerly line of Boone Trace, Section 8, Phase 2, of Record in Instrument No. 20040806-0094780, said Register's Office, South 37°03'28" East, a distance of 180.06 feet;

Thence, leaving said line, heading southwesterly with the southern line of Phase 1, for the next 9
calls:

Thence, South 82°11'54" West, a distance of 23.83 feet;
Thence, South 77°57'17" West, a distance of 92.89 feet;
Thence, South 61°30'06" West, a distance of 57.06 feet;
Thence, South 51°05'03" West, a distance of 57.42 feet;
Thence, South 40°04'01" West, a distance of 57.38 feet;
Thence, South 19°50'00" West, a distance of 152.81 feet;
Thence, South 69°11'18" East, a distance of 21.01 feet;
Thence, South 22°26'06" West, a distance of 79.19 feet;

Thence, South 30°31'57" West, a distance of 258.08 feet;

Thence, leaving said line and with the northerly line of Robert Palmore and Patricia J. Travis, of Record in Instrument No. 20040719-0085865, said Register's Office for the next 8 calls:
Thence, South 66°25'34" West, a distance of 187.22 feet;
Thence, South 81°42'51" West, a distance of 200.00 feet;
Thence, North 08°17'09" West, a distance of 109.95 feet;
Thence, South 81°43'18" West, a distance of 515.50 feet;
Thence, South 71°27'26" West, a distance of 101.19 feet;
Thence, South 81°42'51" West, a distance of 127.10 feet to the beginning of a curve concave to the southeast having a radius of 25.00 feet, an arc distance of 39.21 feet and a central angle of 89°51'11" and being subtended by a chord which bears South 36°47'01" West, a distance of 35.31 feet;
Thence, South 08°08'49" East, a distance of 57.39 feet;
Thence, leaving said line, South 79°19'43" West, a distance of 3.98 feet to the easterly margin of McCrory Lane (50' Right-of-way);
Thence, with said right-of-way margin, North 10°40'15" West, a distance of 272.69 feet to the Point of Beginning. Containing 418,700 Square Feet or 9.61 acres, more or less;

Being a part the same property conveyed to Joe Rodgers, Steve Adcock and John Valiquette from Sam J. McAllester, Substitute Trustee of Record in Instrument No 20090306-0020152, R.O.D.C., Tennessee.

TRACT NO. II

Land situated in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, the northerly part of Parcel 59 and being more particularly described as follows:

Beginning at an iron rod (old) on the easterly right of way margin of McCrory Lane (a 50 foot wide right of way), the northwesterly most property corner of this tract and in the southerly property line of Robert Palmore and wife, Patricia J. Travis of record as Instrument No. 20040719-0085865, Register's Office for Davidson County, (R.O.D.C.), Tennessee and proceeding as follows:

Thence, leaving said right of way margin and with the southerly property line of said Travis for the next 2 calls:

North 79° 23' 01" East, a distance of 3.99 feet to an iron rod (old);

Thence, North 79° 19' 40" East, a distance of 263.17 feet to an iron rod (old);

Thence, with the easterly property line of said Travis, South 10° 40' 17" East, a distance of 75.00 feet;

Thence, leaving Travis and severing said Parcel 59, making a new line, South 79° 19' 05" West, a distance of 267.16 feet to the easterly right of way margin of McCrory Lane;

Thence, with said right of way, North 10° 40' 17" West, a distance of 75.05 feet to the point of beginning, containing 20,043 square feet or 0.46 acres, more or less.

Being the same property conveyed to Steven M. Adcock, John D. Valiquette, and Joseph L. Rodgers by deed of record as Instrument No. 20130614-0061089, Register's Office for Davidson County, Tennessee.

TRACT NO. III

Land situated in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 142 on Metropolitan Tax Map 126 and being more particularly described as follows:

Beginning at an iron rod (old) on the easterly right of way margin of McCrory Lane, as widened, (right of way width varies), the southwesterly most property corner of this tract and in the northerly property line of William R. and Robert P. Travis of record in Deed Book 2797, page 391, Register's Office for Davidson County, (R.O.D.C.), Tennessee and proceeding as follows:

Thence, with said right of way margin and leaving Travis, North 08° 08' 49" West, a distance of 57.39 feet to an iron rod (old);

Thence, northeastwardly along a curve, a distance of 39.21 feet, said curve is concave to the southeast having a radius of 25.00 feet and a central angle of 89° 51' 11" and being subtended by a chord which bears North 36° 47' 01" East, 35.31 feet to an iron rod (old);

Thence, with the southerly and easterly property lines of Steven M. Adcock, John D. Valiquette and Joseph L. Rodgers, of record as Instrument No. 20091217-0114660, R.O.D.C., Tennessee for the next 4 calls:

North 81° 42' 51" East, a distance of 127.10 feet to an iron rod (old); Thence North 71° 27' 26" East, a distance of 101.19 feet to an iron rod (old);Thence North 81° 43' 18" East, a distance of 515.50 feet; Thence South 08° 17' 09" East, a distance of 109.95 feet to an iron rod (old); Thence, severing Parcel 142, making a new line, South 81° 42' 51" West, a distance of 503.51 feet;

Thence, with the easterly and northerly property lines of Parcel 59, William R. and Robert P. Travis, of record in Deed Book 2797, page 391, R.O.D.C., Tennessee for the next 2 calls:

North 10° 40' 17" West, a distance of 20.65 feet to an iron rod (old);

Thence, South 79° 19' 40" West, a distance of 263.17 feet to the point of beginning, containing 76,626 square feet or 1.76 acres, more or less.

Being the same property conveyed to Steven M. Adcock, John D. Valiquette, and Joseph L. Rodgers by deed of record as Instrument No. 20130614-0061055, Register's Office for Davidson County, Tennessee.

TRACT NO. IV

Land situated in the City of Nashville, 35th Councilmanic District for Davidson County, Tennessee, being a detention pond easement of record as Instrument No. 20130614-0061084, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the easternmost corner of said William R. Travis property, thence along the southern property line of said William R. Travis property, also being the northern property of Steven Adcock and JD Valiquette as recorded in Instrument #200912170114660, R.O.D.C., also being the proposed northern right-of-way of Beautiful Valley Drive, the following 2 calls:

Along a curve to the left with a radius of 350.00', a length of 139.24', and subtended by a chord bearing S69°21'58"W 138.32' to a point,
Thence, N31°12'43"W 85.10' to a point;

Thence, leaving common property line and continuing across said William R. Travis property the following 2 calls:

Thence, N02°34'11"W 50.32' to a point,
Thence, N52°56'18"E 95.52' to a point on the eastern property line of said William R. Travis property;

Thence, continuing along said eastern property line S37°03'28"E 165.25' to the **Point of Beginning.**

Containing 17,375 s.f.±, or 0.40 ac.±

Being part of the same property devised to William Ronald Travis by Last Will and Testament of Minnie A. Travis, of record in Will Book 215, page 90, Probate Court for Davidson County, Tennessee. Pursuant to Probate Order No. 99P-1237, Robert Palmore Travis and William Ronald Travis, Co-Executors of the Estate of Minnie A. Travis conveyed said property by Quitclaim Deed to William Ronald Travis, of record in Book 11506, page 787, dated May 29, 1999, Register's Office for said County.

TRACT NO. V

Land situated in the Thirty-Fifth Councilmanic District of Nashville, Davidson County, Tennessee, located North of Newsome Station Road, East of McCrory Lane, South of the Harpeth River, and being more particularly described as follows:

Beginning at an iron pin (existing) on the easterly margin of McCrory Lane, 25.0 feet from the centerline, and being the southwest corner of Lot 1, Final Plat of the Angie Blackford Subdivision, of record per Instrument Number 20070413-0044623, Register's Office for Davidson County, Tennessee, and being the northwest corner of the herein described tract; Thence along or near the southern line of said Lot 1, North 81°43'18" East, a distance of 794.41 feet to an iron pin (existing); Thence North 10°43'33" West, a distance of 110.07 feet to an iron pin (existing) in the southerly line of William R. Travis, of record in Deed Book 11506, page 787, Register's Office for Davidson County, Tennessee; thence with the remainder of said Travis for the next seven bearings and distances, North 81°41 '38" East, a distance of 232.53 feet; Thence North 26°24'50" East, a distance of 54.87 feet; Thence North 19°03'13" East, a distance of 245.68 feet to an iron pin (existing); Thence South 71°11 '13" East, a distance of 115.00 feet to an iron pin (existing); Thence North 18°48'13" East a distance of 34.49 feet to the beginning of a curve concave to the southeast; Thence with said curve, having a radius of 350.00 feet, a central angle of 39°11 '02", an arc length of 239.36 feet, and being subtended by a chord which bears North 38°22'58" East 234.72 feet to an iron pin (existing); Thence continuing along said curve, having a radius of 350.00 feet, a central angle of 22°35'08", an arc length of 137.99 feet, and being subtended by a chord which bears North 69°15'50" East 137.08 feet, to a point on the westerly boundary of Boone Trace, Section B, Phase 2, of record per Instrument Number 20040806-0094780, Register's Office for Davidson County, Tennessee; Thence along or near said Boone Trace South 37°05'21" East, a distance of 364.71 feet; Thence leaving said Boone Trace, South 04°53'42" West, a distance of 121.81 feet; Thence South 54°37'23" West, a distance of 140.00 feet; Thence South 35°22'37" East, a distance of 143.71 feet; Thence South 58°21'41" West, a distance of 123.00 feet to the beginning of a curve concave to the southwest; Thence with said curve, having a radius of 348.00 feet, a central angle of 13°30'31", an arc length of 82.05 feet, and being subtended by a chord which bears South 24°53'06" East 81.86 feet; Thence South 18°07' 50" East tangent to said curve, a distance of 318.01 feet; Thence North 71°52'10" East, a distance of 117.00 feet; Thence South 18°07'50" East, a distance of 57.90 feet; Thence North 87°43'11" East, a distance of 97.12 feet; Thence South 83°52 '41" East, a distance of 89.60 feet; Thence South 74°42'03" East, a distance of 89.60 feet; Thence South 65°31 '26" East, a distance of 89.60 feet; Thence South 56°20'48" East, a distance of 89.60 feet; Thence South 47°10'25" East, a distance of 89.52 feet; Thence South 47°22'36" West, a distance of 109.59 feet; Thence South 54°29'26" West, a distance of 46.23 feet; Thence South 46°36'47" West, a distance of 110.58 feet; Thence North 48°21 '25" West, a distance of 50.94 feet; Thence North 58°17'49" West, a distance of 50.94 feet; Thence North 68°14'13" West, a distance of 50.94 feet; Thence North 78°10'36" West, a distance of 50.94 feet; Thence North 88°07'00" West, a distance of 50.94 feet; Thence South 85°52'14" West, a distance of 152.38 feet; Thence South 43°31 '44" West, a distance of 62.22 feet; Thence South 85°51 '06" West, a distance of117.00 feet to a point in the easterly boundary of Robert Palmore & Patricia J. Travis, of record per Instrument Number 20040719-0085865, Register's Office for Davidson County, Tennessee;

Thence with the remainder of said Travis for the next twenty-three bearings and distances; North 04°08'54" West, a distance of 180.00 feet; Thence North 85°51 '06"

East a distance of 117.00 feet; Thence North 04°08'54" West a distance of 15.09 feet to the beginning of a curve concave to the west; Thence with said curve having a radius of 377.00 feet, a central angle of 10°50'09", an arc length of 71.30 feet, and being subtended by a chord which bears North 09°33'58" West 71.19 feet; Thence South 71°52'10" West, a distance of 130.99 feet; Thence North 21°21 '56" West, a distance of 64.43 feet; Thence South 80°29'06" West, a distance of 177.34 feet; Thence North 74°30'40" West, a distance of 150.42 feet; Thence North 26°50'47" West, a distance of 154.37 feet; Thence North 06°11 '00" East, a distance of 140.77 feet; Thence South 84°16'06" East a distance of 125.96 feet; Thence North 05°41 '54" East, a distance of 47.45 feet to the beginning of a curve concave to the east; Thence with said curve, having a radius of 198.00 feet, a central angle of 13°25'30", an arc length of 46.39 feet, and being subtended by a chord which bears North 12°24'39" East 46.29 feet; Thence North 70°52'36" West, radius to said curve, a distance of 122.23 feet; Thence South 30°31 '57" West, a distance of 27.80 feet; Thence South 66°25'34" West, a distance of 18'/.22 feet Thence South 81 °42'51" West, a distance of 200.00 feet; Thence North 08°17'09" West, a distance of 109.95 feet; Thence South 81°43'18" West, a distance of 515.50 feet; Thence South 71°27'30" West a distance of 101.19 feet; Thence South 81°42'46" West, a distance of 127.10 feet to the beginning of a curve concave to the southeast; Thence with said curve, having a radius of 25.00 feet, a central angle of 89°51' 11 ", an arc length of 39.21 feet, and being subtended by a chord which bears South 36°47'01" West 35.31 feet; Thence South 08°08'49" East, a distance of 57.39 feet to a point in the northerly line of Mildred E. & Travis Mixson, of record in Deed Book 2797, page 391, Register's Office for Davidson County, Tennessee: Thence South 79°19'20" West, a distance of 3.98 feet to a point on the easterly margin of McCrory Lane; Thence with the margin of said road North 10°40'17" West, a distance of 162.69 feet to the Point of Beginning, containing 854,090 SQUARE FEET, or 19.6072 ACRES, more or less. according to a survey by dated February 21, 2007, revised May 7, 2007 prepared by Crawford Land Surveyors, P.C.1929 21st Ave. South, Nashville, TN 37212.

Less and except those portions of the above Tract V that are included in the following described land:

TRACT NO. I

Land situated in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Phase 1 of the Rodger's, Adcock and Valiquette Property, being more particularly described as follows:

Beginning at an iron rod (old) in the eastern margin of McCrory Lane (50' right-of-way), also being the northwest corner of Lot 1, Angie Blackford McCrory Lane, Final Plat of Record in Instrument No. 20010226-0017622, in the Register's Office for Davidson County, Tennessee, and being the northwest corner of the herein described tract;

Thence, with Angie Blackford, said register's office, North 81°43'00" East, a distance of 794.29 feet to an iron rod (old);

Thence, leaving said line, and with the southern line of William Ronald Travis II, of Record in Deed Book 11506, Page 781, said register's office, the next seven calls:

Thence, North 81°41'24" East, a distance of 232.54 feet;
Thence, North 26°24'50" East, a distance of 54.87 feet;
Thence, North 19°03'13" East, a distance of 245.68 feet;
Thence, North 18°47'26" East, a distance of 171.85 feet;
Thence, North 52°36'28" East, a distance of 189.72 feet;
Thence, South 31°12'43" East, a distance of 115.00 feet;
Thence, with a curve concave to the south having a radius of 350.00 feet, an arc length of 141.79 feet and a central angle of 23°12'41" and being subtended by a chord which bears North 69°09'27" East, a distance of 140.82 feet;

Thence, leaving said line, and with the westerly line of Boone Trace, Section 8, Phase 2, of Record in Instrument No. 20040806-0094780, said Register's Office, South 37°03'28" East, a distance of 180.06 feet;

Thence, leaving said line, heading southwesterly with the southern line of Phase 1, for the next 9
calls:

Thence, South 82°11'54" West, a distance of 23.83 feet;
Thence, South 77°57'17" West, a distance of 92.89 feet;
Thence, South 61°30'06" West, a distance of 57.06 feet;
Thence, South 51°05'03" West, a distance of 57.42 feet;
Thence, South 40°04'01" West, a distance of 57.38 feet;
Thence, South 19°50'00" West, a distance of 152.81 feet;
Thence, South 69°11'18" East, a distance of 21.01 feet;
Thence, South 22°26'06" West, a distance of 79.19 feet;
Thence, South 30°31'57" West, a distance of 258.08 feet;

Thence, leaving said line and with the northerly line of Robert Palmore and Patricia J. Travis, of Record in Instrument No. 20040719-0085865, said Register's Office for the next 8 calls:
Thence, South 66°25'34" West, a distance of 187.22 feet;
Thence, South 81°42'51" West, a distance of 200.00 feet;
Thence, North 08°17'09" West, a distance of 109.95 feet;
Thence, South 81°43'18" West, a distance of 515.50 feet;
Thence, South 71°27'26" West, a distance of 101.19 feet;
Thence, South 81°42'51" West, a distance of 127.10 feet to the beginning of a curve concave to the southeast having a radius of 25.00 feet, an arc distance of 39.21 feet and a central angle of 89°51'11" and being subtended by a chord which bears South 36°47'01" West, a distance of 35.31 feet;
Thence, South 08°08'49" East, a distance of 57.39 feet;
Thence, leaving said line, South 79°19'43" West, a distance of 3.98 feet to the easterly margin of McCrory Lane (50' Right-of-way);

Thence, with said right-of-way margin, North 10°40'15" West, a distance of 272.69 feet to the Point of Beginning. Containing 418,700 Square Feet or 9.61 acres, more or less;

Being part of the same property devised to William Ronald Travis by Last Will and Testament of Minnie A. Travis, of record in Will Book 215, page 90, Probate Court for Davidson County, Tennessee. Pursuant to Probate Order No. 99P-1237, Robert Palmore Travis and William Ronald Travis, Co-Executors of the Estate of Minnie A. Travis conveyed said property by Quitclaim Deed to William Ronald Travis, of record in Book 11506, page 787, in the Register's Office for Davidson County, Tennessee.