# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130055705 DEEDQC
Recvd: 07/01/13 14:06 2 pgs
Fees:12.00 Taxes:0.00
20130701-0067685

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 THE 28th day of June, 2013

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Richland Station, LLC | NEW OWNER | Map 081 15002600 |
| 2206 21st Avenue South | | Group |
| Nashville, TN 37212 | | Parcel |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc. which is now dissolved**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Richland Station, LLC, a Tennessee Limited Company**

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND LOCATED IN THE 24TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE EASTERLY MARGIN OF 54th AVENUE NORTH, 167.42 FEET SOUTH OF CHARLOTTE AVENUE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-19-2012 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.#I838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF 54th AVENUE NORTH, SAID ROD BEING THE SOUTHWEST CORNER OF THE GARY DALE ADAMS LAND (BOOK 10912, PAGE 249 R.O.D.C, TN.) WHICH IS LOCATED S 09 deg. 27'39" E 167.42 FEET FROM THE SOUTHEAST INTERSECTION OF CHARLOTTE AVENUE AND SAID 54th AVENUE NORTH.; THENCE WITH SAID ADAMS
N 74°45'27" E 199.91 FEET TO AN IRON ROD (NEW); THENCE N 14°34'42" W 14.00 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST TERMINUS OF A 12 FOOT WIDE PRIVATE ALLEY THAT LEADS TO SAID CHARLOTTE AVENUE; THENCE N 75°35'20" E ALONG THE SOUTHERLY TERMINUS AND CROSSING SAID PRIVATE ALLEY PASSING AN IRON SPIKE (OLD) AT A CORNER OF THE ROBERT L. DAVIS LAND (BOOK 6233, PAGE 989 R.O.D.C, TN.) AT 12 FEET FOR A TOTAL DISTANCE OF 15.01 FEET TO AN IRON SPIKE (OLD); THENCE WITH SAID DAVIS S 14°39'40" E 20.00 FEET TO AN IRON ROD (OLD); THENCE N 75°35'20" E 115.73 FEET TO AN IRON ROD (NEW) IN A LARGE DRAINAGE DITCH IN THE
WESTERLY LINE OF THE GET INVESTMENTS, G.P. LAND (INSTRUMENT ft 20081231-0123801 R.O.D.C, TN.) LOT 1, RESUBDIVISION H.C. TINNELL SUBDIVISION & HAZEL ALLEN PROPERTY (BOOK 7900, PAGE 850 R.O.D.C, TN.); THENCE WITH SAID GET INVESTMENTS S 36°46'21" E 120.93 FEET TO AN IRON ROD (NEW) IN SAID DITCH AT THE NORTHWEST CORNER OF THE LAWRENCE ADELAIDE LAND (INSTRUMENT # 20071030-0127851 R.O.D.C, TN.); THENCE WITH SAID ADELAIDE S 38°32,00" E 76.17 FEET TO AN IRON ROD (OLD) IN SAID DITCH; THENCE S 02°41 '08" E, LEAVING SAID DITCH FOR A TOTAL DISTANCE OF 109.56 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE DAVID HELTON LAND (INSTRUMENT 20111116-0089542 R.O.D.C, TN.; THENCE WITH SAID HELTON S 89°12'43" W 415.32 FEET TO AN IRON ROD (OLD) IN SAID EASTERLY MARGIN OF 54th AVENUE NORTH; THENCE WITH SAID EASTERLY MARGIN N 09°04'54" W 194.75 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 94367.06 SQ. FT. OR 2.17 ACRES MORE OR LESS.

BEING the same property conveyed to McClurkan Memorial Church of the Nazarene, Inc. by deed of record in Book 7791, Page 254; Book 4692, Page 190; and book 3308, Page 371, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees and (2) Storm Sewer Easement to City of Nashville of record in Book 1711, Page 486 and Unrecorded Sewer Easement as stated in Book 4418, Page 756, said Register's Office.

NOTE: McClurkan Memorial Church of the Nazarene, Inc. having been dissolved the Advisory Board Tennessee Church of the Nazarene, Inc., is Successor to McClurkan Memorial Church of the Nazarene, Inc.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved ( X ) property, known as 332 54th Ave. North, Nashville, TN 37209

Wherever 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 28th day of June, 2013.

Advisory Board Tennessee Church of the Nazarene, Inc.

BY: _____
Jeffrey A. Sexton
Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey A. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice President respectively of the Advisory Board Tennessee Church of the Nazarene, Inc. the within named bargainer, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jeffrey A. Sexton as such Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2013.

My Commission Expires: 9-9-14 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.