This Instrument Prepared by:
L. Gino Marchetti, Jr.
Taylor, Pigue, Marchetti & Blair, PLLC
2908 Poston Avenue
Nashville, TN 37203

Register's Stamp/Sticker

BILL GARRETT, Davidson County
Trans:T20130106287 DEEDQC
Recvd: 12/23/13 08:33 3 pgs
Fees:17.00 Taxes:0.00
20131223-0128941

Map/Parcel Nos.:
093-11-0-211.00
093-11-0-212.00
093-11-0-213.00

New Owner & Send Tax Bills to:
US Community Credit Union
ATTN: Cindy Babin
2622 Old Lebanon Rd., Ste 100
Nashville, TN 37214

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THREE PARCELS INTO ONE PARCEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **US Community Credit Union, Grantor**, has this day bargained and sold, and does hereby transfer and convey unto the said **US Community Credit Union, Grantee**, its successors, heirs and assigns, all its right, title and interest in certain real estate in Davidson County, Tennessee as follows:

> Land situated in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Tax Map 93-11, Parcels 211, 212 and 213, owned by US Community Credit Union, Recorded in Instrument #20050204-0013585 and #20070920-0112389, Register's Office for Davidson County, (R.O.D.C.) Tennessee, being a part of lots 3, 4, 5, 6 and 7 of the Plan of Subdivision of Lot 50 University Plan of Record in Plat Book 57, page 54, R.O.D.C., Tennessee and being more particularly described as follows:
>
> Beginning at a point on the southerly right-of-way margin of Hermitage Avenue (right-of-way width varies) at the westerly right-of-way margin of Alley #166 (a 20-foot wide right-of-way), the northeasterly most property corner of Parcel 211 and proceeding as follows:

From the Point of Beginning and with the westerly right-of-way margin of Alley 166 and leaving Hermitage Avenue, South 27°59'24" East, a distance of 130.85 feet;
Thence, along or near the northerly property line of Ora W. Eads, Jr., of Record in Deed Book 5186, Page 387, R.O.D.C., Tennessee, South 62°01'14" West, a distance of 160.21 feet to the easterly right-of-way margin of Academy Place (a 50-foot wide right-of-way);

Thence, with Academy Place and leaving Eads, North 27°56'58" West 136.45 feet;
Thence, northwestwardly along a curve concave to the east for a distance of 68.88 feet, said curve having a radius of 85.50 feet and a central angle of 46°09'30" and being subtended by a chord which bears North 04°52'21" West 67.03 feet;
Thence, North 18°12'24" East, a distance of 35.04 feet to the southerly side of the southeasterly return curve for Hermitage Avenue and Academy Place;
Thence, northeastwardly along a curve concave to the southeast for a distance of 24.35 feet, said curve having a radius of 15.50 feet and a central angle of 90°00'35" and being subtended by a chord which bears North 63°12'06" East 21.92 feet to the southerly right-of-way margin of Hermitage Avenue;
Thence, with Hermitage Avenue, South 71°47'36" East, a distance of 125.10 feet to the Point of Beginning. Containing 30,152 Square Feet or 0.69 Acres, more or less.

Being a part the same property conveyed to US Community Credit Union from Metropolitan Development and Housing Agency of Record by Instrument #20070920-0112389, R.O.D.C., Tennessee, to Metro Employees Credit Union from Tom Johnson of Record in Deed Book 7448, Page 552, R.O.D.C., Tennessee and to Metro Employees Credit Union from Richard T. Resha, Sr. and wife Harriett Marie Resha of Record in Deed Book 7448, Page 550, R.O.D.C., Tennessee.

This conveyance is being made for the purpose of consolidating three contiguous parcels, 093-11-0-211.00, 093-11-0-212.00, and 093-11-0-213.00 in a single instrument. This is improved property known as 89 Hermitage Avenue, 12 Academy Place and 14 Academy Place, Nashville, Tennessee 37210, which shall henceforth be known as 89 Hermitage Avenue, Nashville, Tennessee 37210. This conveyance is made subject to any and all matters, restrictions and/or easements of record.

WITNESS my hand this 19TH day of DECEMBER, 2013.

US COMMUNITY CREDIT UNION

Paul S. Johnson, President/CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **Paul S. Johnson**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who upon oath, acknowledged himself to be the **President/CEO** of **US Community Credit Union**, the within named Grantor, and that as such **President/CEO** of **US Community Credit Union** the within named Grantor, and who after being duly sworn, made oath that he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so by signing the name **Paul S. Johnson** as its **President/CEO.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of December, 2013.

Cynthia Babin
NOTARY PUBLIC

SYNTHIA BABIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission Expires
March 16, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $10.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19TH day of December, 2013.

Tracy L. Johnson
NOTARY PUBLIC

My Commission Expires: 4-18-2015

TRACY L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES:
April 18, 2015