Davidson County DEEDQC
Recvd: 02/20/14 11:05 8 pgs
Fees:42.00 Taxes:0.00
20140220-0014585

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

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Ironwood Partners, Ltd. 153 Treeline Park, Suite 300 San Antonio, TX 78209	New Owner	026-066.00 -and- 026-059.00

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 ANDREW R. BARRETT and MARCELLA A. BARRETT, TRUSTEES of THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011, JENNIFER JEAN MARTIN also known as JENNIFER MC DANIEL, and HARRY P. DUNCAN (collectively "Grantors"), Grantors have bargained and sold and do hereby transfer and convey unto IRONWOOD PARTNERS, LTD., a Texas limited partnership, its successors 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 improved real property known as 2404 Gallatin Pike and 2368 Gallatin Pike, Nashville, Davidson County, Tennessee 37115.

STATE OF TEXAS
COUNTY OF BEXAR

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 13 day of February, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-20-2014

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2014

IN WITNESS WHEREOF, Grantors have executed or caused this Quitclaim Deed to be executed on this the 18th day of February, 2014.

GRANTORS:

ANDREW R. BARRETT, TRUSTEE OF THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011

BY: Andrew R Barrett Trustee
Andrew R. Barrett, Trustee

MARCELLA A. BARRETT, TRUSTEE, OF THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011

BY: Marcella A. Barrett, Trustee
Marcella A. Barrett, Trustee

Jennifer Jean Martin
JENNIFER JEAN MARTIN also known as JENNIFER MC DANIEL

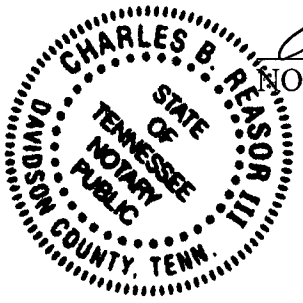
Harry P. Duncan
HARRY P. DUNCAN

[Acknowledgments on Following Page]

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reason III, a Notary Public in and for said State and County, the within named ANDREW R. BARRETT, TRUSTEE of THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011 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 13th day of February, 2014.



Charles B Reason III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
09-09-2014

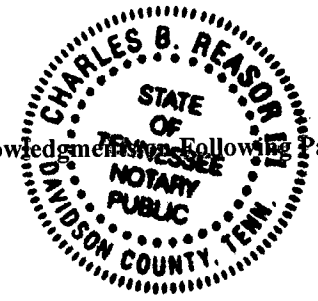
STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reason III, a Notary Public in and for said State and County, the within named MARCELLA A. BARRETT, TRUSTEE of THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011 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 13th day of February, 2014.

Charles B Reason III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
09-09-2014



[Additional Acknowledgment on Following Page]

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reasor III, a Notary Public in and for said State and County, the within named JENNIFER JEAN MARTIN also known as JENNIFER MC DANIEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 13th day of February, 2014.

Charles B Reasor III
NOTARY PUBLIC

CHARLES B. REASOR III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
09-09-2014

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reasor III, a Notary Public in and for said State and County, the within named HARRY P. DUNCAN, 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 13th day of February, 2014.

Charles B Reasor III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
09-09-2014

CHARLES B. REASOR III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

Being a tract of land lying in Madison, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Gallatin Pike, width varies, at a corner common with the property of W.H. Green, Et Ux, as of record in Deed Book 3186, Page 421, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 719,945.15; Easting: 1,768,493.16 on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the northerly right-of-way line of Gallatin Pike, with the easterly property line of W.H. Green, Et Ux, North 11 deg 13 min 35 sec West, 500.00 feet to an existing iron rod;

Thence North 85 deg 17 min 29 sec East, 100.32 feet to an existing iron rod;

Thence North 09 deg 26 min 23 sec West, 429.37 feet to an existing iron rod in the southerly right-of-way line of Vietnam Veterans Boulevard, width varies;

Thence with the southerly right-of-way line of Vietnam Veterans Boulevard, North 85 deg 35 min 52 sec East, 306.81 feet to an existing right-of-way monument;

Thence North 88 deg 16 min 27 sec East, 475.08 feet to an existing right-of-way monument;

Thence South 89 deg 45 min 56 sec East, 86.09 feet to an existing iron rod, at a corner common with the property of the City of Goodlettsville, as of record in Deed Book 8713, Page 918, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Vietnam Veterans Boulevard, with the westerly property line of the City of Goodlettsville, South 29 deg 39 min 52 sec West, 72.60 feet to an existing iron rod;

Thence South 16 deg 25 min 45 sec East, 310.25 feet to an existing iron rod, at a corner common with the property of Cheyney McCarter, as of record in Instrument Number: 20130104-0001073, at the Register's Office for Davidson
County, Tennessee;

Thence with the westerly property line of Cheyney McCarter, South 16 deg 32 min 50 sec East, 242.14 feet to an existing iron rod at a corner common with the property of David L. & Patricia A. Cooke, as of record in Deed Book 9586, Page 238, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of David L. & Patricia A. Cooke, South 85 deg 56 min 30 sec West, 200.00 feet to an existing iron rod, at a corner common with the property of Jeffery C. & Pamela A. Seifert, as of record in Instrument Number: 20090224-0015903, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Jeffery C. & Pamela A. Seifert, South 04 deg 03 min 27 sec East, 48.00 feet to an "L" in concrete, at a corner common with the property of Land & Sea, LLC, as of record in Instrument Number: 20030317-0035375, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Land & Sea, LLC, South 85 deg 56 min 33 sec West, 202.52 feet to an existing iron rod;

Thence with the westerly property line of Land & Sea, LLC, South 04 deg 03 min 27 sec East, 252.00 feet to an "X" in concrete in the northerly right-of-way line of Gallatin Pike;

Thence with the northerly right-of-way line of Gallatin Pike, South 85 deg 55 min 44 sec West, 224.04 feet to an existing pk nail;

Thence South 85 deg 51 min 37 sec West, 216.96 feet to an existing iron rod;

Thence South 85 deg 36 min 49 sec West, 100.00 feet to the POINT OF BEGINNING. Containing 723,383 square feet or 16.607 acres more or less.

BEING THE SAME PROPERTY CONVEYED TO ANDY R. BARRETT AND ANDREW R. BARRETT BY DEED OF RECORD IN BOOK 5460, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID ANDY R. BARRETT HAVING SINCE DIED INTESTATE, HIS INTEREST IN THE PROPERTY IS VESTED IN HIS HEIRS AT LAW, AS SET OUT IN THE DEED FROM THE ADMINISTRATOR OF HIS ESTATE, OF RECORD IN BOOK 9419, PAGE 817. SAID REGISTER'S OFFICE, AS FOLLOWS: 1/3 TO ANDREW R. BARRETT, 1/3 TO MARCIA E. BARRETT, 1/6 TO KATHERINE MCDANIEL AND 1/6 TO JENNIFER MCDANIEL. KATHERINE MCDANIEL HAVING CONVEYED HER INTEREST TO ANDREW R. BARRETT AND HARRY P. DUNCAN IN INSTRUMENT NO. 20041229-0154170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARCIA E. BARRETT HAVING DIED TESTATE, HER INTEREST IN THE PROPERTY WAS DEVISED TO ANDREW R. BARRETT BY WILL OF RECORD IN WILL BOOK 60, PAGE 223, CHANCERY PROBATE COURT CLERK'S OFFICE FOR SUMNER COUNTY, TENNESSEE, A CERTIFIED COPY OF WHICH IS OF RECORD IN INSTRUMENT NO. 20140114-0003546, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANDREW R. BARRETT HAVING CONVEYED HIS INTERESTS TO ANDREW R. BARRETT AND WIFE, MARCELLA BARRETT, TO CREATE A TENANCY BY THE ENTIRETY, BY DEED OF RECORD IN INSTRUMENT NO. 20051128-0142544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ANDREW R. BARRETT AND WIFE, MARCELLA BARRETT, HAVING CONVEYED THEIR INTERESTS TO ANDREW R. BARRETT AND MARCELLA A. BARRETT, TRUSTEES

OF THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011, BY DEED OF RECORD IN INSTRUMENT NO. 201103030016930, AS CORRECTED IN INSTRUMENT NO. 20140117-0004841, SAID REGISTER'S OFFICE. THE RESULTING OWNERSHIP INTERESTS ARE AS FOLLOWS: ANDREW R. BARRETT AND MARCELLA A. BARRETT, TRUSTEES OF THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011 AS TO 21/24; JENNIFER MCDANIEL AS TO 2/24; AND HARRY P. DUNCAN AS TO 1/24.

AND FURTHER BEING THE SAME PROPERTY CONVEYED TO ANDREW R. BARRETT BY DEED OF RECORD IN BOOK 11436, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ANDREW R. BARRETT HAVING SINCE CONVEYED THE PROPERTY TO ANDREW R. BARRETT AND WIFE, MARCELLA BARRETT, FOR THE PURPOSE OF CREATING A TENANCY BY THE ENTIRETY, BY DEED OF RECORD IN INSTRUMENT NO. 20051128-0142544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ANDREW R. BARRETT AND WIFE, MARCELLA BARRETT, HAVING CONVEYED THEIR INTEREST TO ANDREW R. BARRETT AND MARCELLA A. BARRETT, TRUSTEES OF THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011, BY DEED OF RECORD IN INSTRUMENT NO. 201103030016930, AS CORRECTED IN INSTRUMENT NO. 20140117-0004841, SAID REGISTER'S OFFICE.

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, Jodean M. King, 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: 6/20/2017

Notary Seal:

