BILL GARRETT, Davidson County
Trans:T20140018600 DEEDQC
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Fees:17.00 Taxes:0.00
20140320-0022896

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25823-1
Box 14

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| Four Forty Associates, L.P.<br>6776 Sawyer Road<br>Franklin, Tennessee 37069 | Same | Map/Parcel<br>118-08-0/260-00 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter-named Grantees, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, **FOUR FORTY ASSOCIATES**, a Tennessee joint venture, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey unto **FOUR FORTY ASSOCIATES, L.P.**, a Tennessee limited partnership, (hereinafter referred to as the "Grantee"), its successors and assigns, all of the Grantor's interest in the following described premises, to-wit:

BEING Lot Nos. 46, 47 and 48 on the Map of the Grandview Heights Subdivision, of record in Book 161, Pages 14 and 15, Register's Office for said County and described according to a survey by John Kohl and Associates, dated March 4, 1987, as follows:

BEGINNING at an iron pin at the intersection of the North boundary of Melrose Avenue and the West boundary of Eugenia Avenue;

Thence, westerly along the North boundary of Melrose Avenue South 66° 42' 14" West 150.0 feet to an iron pin in the easterly boundary of a 15-foot alley;

Thence, along the easterly boundary of said alley North 23° 05' 09" West 150.0 feet to an iron pin;

Thence, North 66° 42' 14" East 150.0 feet to the westerly boundary of Eugenia Avenue;

Thence, South 23° 05' 09" East 150.0 feet to the Point of Beginning and containing .517 acres, more or less.

BEING all of the same property conveyed to Four Forty Associates, a Tennessee joint venture, by Warranty Deed from Gertrude Lester, a widow, and Louis T. Lester and wife, Bonnie F. Lester, of record in Book 7173, Page 43, Register's Office for Davidson County, Tennessee.

Grantor attempted to convey the subject property to Four Forty Associates, L.P., a Tennessee limited partnership (the "LP") by Quitclaim Deed recorded in Book 9445, page 162, said Register's Office, however, the Quitclaim Deed to the LP failed to include the subject property. The LP subsequently conveyed its interest in the subject property to John W. Nelley, Jr., and Albert W. Buckley, Jr., by Quitclaim Deed recorded as Instrument No. 20060828-0105673, said Register's Office. This instrument is to correct and properly vest title in the intended owners.

Additionally, the Warranty Deed dated March 17, 1987 conveying the property from Gertrude Lester, a widow, Louis T. Lester and wife, Bonnie F. Lester, of record in Book 7173, Page 43, Register's Office for Davidson County, Tennessee, made reference to two (2) leases as follows:

> "This conveyance is also subject to two (2) leases, which Grantor warrants are cancellable upon sixty (60) days' notice."

There is no evidence that such leases exist, and therefore, Grantor transfers the property to Grantees without exception for the two (2) leases.

This conveyance is subject to such other restrictions, encumbrances and easements as may appear of record.

**IN WITNESS WHEREOF**, the Grantor has caused its name to be affixed hereto on this 19th day of March, 2014.

**FOUR FORTY ASSOCIATES, L.P., a Tennessee limited partnership**

By: _____
Name: John W. Nelley, Jr.
Its: General Partner

By: _____
Name: Albert W. Buckley, Jr.
Its: General Partner

**NWI X, L.P., a Tennessee limited partnership**

By: _____
Name: John W. Nelley, Jr.
Its: General Partner

By: _____
Name: Albert W. Buckley, Jr.
Its: General Partner

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **JOHN W. NELLEY, JR.**, and **ALBERT W. BUCKLEY, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the General Partners of **FOUR FORTY ASSOCIATES, L.P.**, a Tennessee limited partnership, and that they, as such General Partners executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as General Partners.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 19th day of March, 2014.

Notary Public
My Commission Expires: 9-19-16

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **JOHN W. NELLEY, JR.**, and **ALBERT W. BUCKLEY, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the General Partners of **NWI X, L.P.**, a Tennessee limited partnership, and that they, as such General Partners executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as General Partners.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 19th day of March, 2014.

Notary Public
My Commission Expires: 9-19-16

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me on this 19th day of March, 2014.

Notary Public
My Commission Expires: 9-19-16

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC