BILL GARRETT, Davidson County
Trans:T20140029639 DEEDQC
Recvd: 04/30/14 16:18 7 pgs
Fees:37.00 Taxes:0.00
20140430-0036510

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Walton Tennessee, LLC 4800 N. Scottsdale Road, Suite 4000 Scottsdale, AZ 85251-7696	(same)	Map 188, Parcels 34, 36, 176, 177, 187 and 188

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2014

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-11-17

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Capital Bank, N.A., ("Grantor"), by these presents, does hereby quitclaim and convey unto Walton Tennessee, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, all its right, title and interest, in and to the following described land in Davidson County, Tennessee:

See Exhibit A attached hereto for a complete Legal Description

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30 day of April, 2014.

CAPITAL BANK, N.A.

By: _____
Jim D. Evans, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jim D. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Senior Vice President of Capital Bank, N.A., the within named bargainor, a national banking asociation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Capital Bank, N.A. by himself as Senior Vice President.

Witness my hand and seal, at office in Franklin TN, this the 30th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 12-27-2017

M. Vanderhoof
State of Tennessee Notary Public
Williamson County, TENN.

Exhibit A

Legal Description

Six tracts of land located in the thirty-third councilmanic district of Davidson County, Tennessee on Carothers Road at Battle Road and being more particularly described as follows:

TRACT NO. 1

Beginning in the southerly right-of-way of Carothers Road at a northwesterly corner of Lot 900 on the final plat of Carothers Crossing, Phase 1 of record as Instrument No. 20070614-0071367, Registers Office Davidson County (R.O.D.C.).
Thence with the boundary of said Lot 900 as follows:
South 08° 06' 51" West, 1,031.33 feet to an iron rod;
South 08° 05' 27" East, 364.58 feet;
South 81° 56' 00" East, 390.00 feet to an iron rod in the westerly boundary of Cadence Bank, N.A. property of record as Instrument No. 20091211-0113410, R.O.D.C.;
Thence with said westerly boundary South 08° 02' 46" West, 202.97 feet to an iron rod in the northerly boundary of Wood Ridge Investments, LLC property of record in Deed Book 670, Page 433, Registers Office Rutherford County (R.O.R.C.);
Thence with the boundary of said Wood Ridge property as follows:
North 81° 56' 00" West, 544.05 feet;
South 06° 10' 41" East, 153.53 feet to an iron rod at a northeasterly corner of Cadence Bank, N.A. property of record as Instrument No. 20111121-0091213, R.O.D.C.;
Thence with the boundary of said Cadence Bank property as follows:
North 78° 11' 08" West, 469.97 feet to an iron rod;
North 57° 44' 52" West, 184.55 feet to an iron rod;
North 36° 38' 13" West, 81.98 feet to an iron rod;
North 08° 07' 27" West, 252.84 feet to an iron rod;
North 28° 29' 29" West, 156.79 feet to an iron rod;
North 87° 22' 17" West, 352.05 feet to an iron rod;
North 06° 35' 48" East, 1,085.63 feet;
South 83° 41' 08" West, 58.49 feet;
North 68° 52' 14" West, 313.27 feet;
South 88° 19' 00" West, 338.90 feet;
North 09° 18' 18" East, 147.71 feet;
South 88° 19' 00" West, 289.98 feet;
North 12° 59' 02" East, 406.88 feet to a southeasterly corner of PNB Holding Co. 2 property of record as Instrument No. 20111128-0101446, R.O.D.C.;
Thence with said PNB property as follows:
North 12° 06' 00" East, 170.15 feet;
South 86° 45' 48" West, 112.67 feet;
North 11° 03' 14" East, 20.00 feet;
North 86° 45' 48" East, 115.65 feet;
North 12° 06' 00" East, 124.23 feet;
North 32° 59' 04" West, 276.15 feet;
Northwesterly with a curve to the left 176.32 feet, said curve having a radius of 473.00 feet, a central angle of 21° 21' 28" and a chord of 175.30 feet at North 43° 39' 48" West;

South 32° 57' 25" West, 7.80 feet;
North 57° 02' 35" West, 50.00 feet;
North 32° 57' 25" East, 7.51 feet;
Northwesterly with a curve to the left 120.85 feet to the southerly right-of-way of Carothers Road, said curve having a radius of 473.00 feet, a central angle of 14° 38' 20" and a chord of 120.52 feet at North 67° 43' 16" West;
Thence with said southerly right-of-way South 78° 18' 32" East, 803.00 feet to the westerly boundary of Carothers Crossing, Phase 2, Section 1 subdivision of record as Instrument No. 20070807-0093924, R.O.D.C.;
Thence with the boundary of said subdivision as follows:
South 11° 32' 38" West, 7.79 feet;
South 78° 27' 22" East, 90.00 feet to an iron rod;
South 11° 32' 38" West, 70.08 feet to an iron rod;
South 00° 55' 43" East, 257.33 feet;
South 14° 53' 42" West, 141.02 feet;
North 66° 39' 51" West, 50.99 feet;
South 23° 20' 09" West, 84.00 feet to an iron rod;
South 66° 39' 51" East, 517.04 feet;
South 88° 08' 34" East, 61.86 feet to the southerly right-of-way of Carothers Road;
Thence with said right-of-way as follows:
Southeasterly with a curve to the left 561.68 feet, said curve having a radius of 434.29 feet, a central angle of 74° 06' 07" and a chord of 523.34 feet at South 41° 56' 23.5" East;
South 78° 59' 27" East, 137.10 feet;
Southeasterly with a curve to the left 377.43 feet, said curve having a radius of 2,889.79 feet, a central angle of 07° 29' 00" and a chord of 377.16 feet at South 82° 43' 57" East;
South 86° 28' 27" East, 342.59 feet to the beginning.

Containing 2,750,355 Square Feet or 63.14 Acres, more or less, and being property conveyed to GreenBank (now Capital Bank, N.A.) by deed from Sam J. McAllester, III, Substitute Trustee of record as Instrument No. 20100326-0022858, said Register's Office.

TRACT NO. II

Beginning in the northerly right-of-way of Carothers Road at a southwesterly corner of Lot 907 on the final plat of Carothers Crossing, Phase 2, Section 2 of record as Instrument No. 20070807-0093935, R.O.D.C..
Thence with said northerly right-of-way as follows;
North 86° 28' 27" West, 290.17 feet;
Northwesterly with a curve to the right 370.90 feet, said curve having a radius of 2,839.79 feet, a central angle of 07° 29' 00" and a chord of 370.64 feet at North 82° 43' 57" West;
North 78° 59' 27" West, 137.10 feet;
Northwesterly with a curve to the right 570.42 feet to the southerly boundary of the above mentioned Lot 907 Carothers Crossing, said curve having a radius of 384.29 feet, a central angle of 85° 02' 51" and a chord of 519.48 feet at North 36° 28' 01.5" West;
Thence with the boundary of said lot 907 as follows:
South 83° 18' 57" East, 6.28 feet;
South 03° 04' 13" West, 78.65 feet;
South 88° 08' 34" East, 70.81 feet;

South 81° 55' 16" East, 129.90 feet;
North 77° 04' 21" East, 561.01 feet to an iron rod;
South 07° 48' 49" East, 173.62 feet to an iron rod;
South 42° 13' 13" East, 489.37 feet to the beginning.

Containing 330,031 Square Feet or 7.58 Acres, more or less, and being property conveyed to GreenBank (now Capital Bank, N.A.) by deed from Sam J. McAllester, III, Substitute Trustee of record as Instrument No. 20100326-0022858, said Register's Office.

TRACT NO. III

Beginning in the westerly boundary of Cadence Bank, N.A. property of record as Instrument No. 20091211-0113410, R.O.D.C. at a northeasterly corner of Lot 907 on the final plat of Carothers Crossing, Phase 2, Section 2 of record as Instrument No. 20070807-0093935, R.O.D.C..
Thence with the northerly boundary of said Carothers Crossing, Phase 2, Section 2 as follows:
South 72° 06' 08" West, 124.64 feet;
North 89° 59' 54" West, 120.37 feet;
North 61° 18' 29" West,932.81 feet;
South 89° 20' 59" West, 518.67 feet to an exterior corner of PNB Holding Co. 2 property of record as Instrument No. 20111228-0101446, R.O.D.C.;
Thence with the boundary of said PNB property as follows:
North 00° 00' 20" East, 74.00 feet;
South 88° 05' 12" East, 661.57 feet;
South 60° 15' 58" East, 888.31 feet;
North 78° 42' 11" East, 238.93 feet to the westerly boundary of the previously mentioned Cadence Bank, N.A. property;
Thence with said westerly boundary South 07° 06' 56" West, 72.37 feet to the beginning.

Containing 125,993 Square Feet or 2.89 Acres, more or less, and being property conveyed to GreenBank (now Capital Bank, N.A.) by deed from Sam J. McAllester, III, Substitute Trustee of record as Instrument No. 20100326-0022858, said Register's Office.

TRACT NO. IV

Beginning in the northerly right-of-way of Carothers Road South 78° 18' 32" East, 770.04 feet from an iron rod at a southeasterly corner of William J. Craig, et ux, Gloria Craig property of record as Instrument No. 20070119-0007961, R.O.D.C. at an exterior corner of PNB Holding Co. 2 property of record as Instrument No. 20111228-0101446, R.O.D.C..
Thence with the southerly boundary of said PNB property as follows:
North 32° 31' 54" East, 246.05 feet;
North 49° 54' 12" West, 12.48 feet;
North 40° 05' 48" East, 50.00 feet;
South 49° 54' 12" East, 9.61 feet;
North 35° 48' 37" East, 5.33 feet;
South 54° 11' 23" East, 50.00 feet;
South 35° 48' 37" West, 9.08 feet;
South 49° 54' 12" East, 520.87 feet;
Southeasterly with a curve to the left 8.38 feet to the northerly right-of-way of Carothers Road, said curve having a radius of 95.07 feet, a central angle of 05° 02' 52" and a chord of 8.37 feet at

South 52° 25' 38" East;
Thence with said northerly right-of-way North 78° 18' 32" West, 618.59 feet to the beginning.

Containing 86,413 Square Feet or 1.98 Acres, more or less, and being property conveyed to GreenBank (now Capital Bank, N.A.) by deed from Sam J. McAllester, III, Substitute Trustee of record as Instrument No. 20100326-0022862, R.O.D.C..

TRACT NO. V

Beginning at an iron rod at an interior corner of Cadence Bank, N.A. property of record as Instrument No. 20111121-0091213, R.O.D.C., said iron rod also being the southwest corner of the subject tract.
Thence with the boundary of said Cadence Bank property and the easterly boundary of Wood Ridge Investments, LLC property of record as Instrument No. 20060922-0117644, R.O.D.C. North 11° 54' 19" East, 649.42 feet to the southerly right-of-way of Carothers Road;
Thence with said right-of-way South 78° 18' 32" East, 340.84 feet to a northwesterly corner of PNB Holding Co. 2 property of record as Instrument No. 20111128-0101446, R.O.D.C.;
Thence with the westerly boundary of said PNB property South 11° 54' 19" West,650.02 feet to an iron rod in the northerly boundary of the above mentioned Cadence Bank, N.A. property;
Thence with said northerly boundary North 78° 12' 30" West, 340.84 feet to the beginning..

Containing 221,450 Square Feet or 5.08 Acres, more or less, and being property conveyed to GreenBank (now Capital Bank, N.A.) by deed from Sam J. McAllester, III, Substitute Trustee of record as Instrument No. 20100326-0022858, said Register's Office.

TRACT NO. VI

Beginning at an iron rod in the northerly right-of-way of Carothers Road at a southeasterly corner of William J. Craig, et ux, Gloria Craig property of record as Instrument No. 20070119-0007961, R.O.D.C..
Thence with the easterly boundary of said Craig property North 08° 40' 56" East, 5.90 feet to a southwesterly corner of PNB Holding Co. 2 property of record as Instrument No. 20111228-0101446, R.O.D.C.;
Thence with the southerly boundary of said PNB property as follows:
South 78° 12' 26" East, 141.32 feet;
North 11° 47' 34" East, 13.00 feet;
South 78° 12' 26" East, 50.00 feet;
South 11° 47' 34" West, 13.00 feet;
South 78° 12' 26" East, 338.18 feet;
South 82° 02' 26" East, 51.93 feet;
North 11° 47' 34" East, 9.49 feet;
South 78° 12' 26" East, 50.00 feet;
South 11° 47' 34" West, 7.28 feet;
Southeasterly with a curve to the right 86.59 feet to the northerly right-of-way of Carothers Road, said curve having a radius of 385.05 feet, a central angle of 12° 53' 07" and a chord of 86.41 feet at South 71° 22' 13.5" East;
Thence with said northerly right-of-way North 78° 18' 32" West,725.79 feet to the beginning.

Containing 5,502 Square Feet or 0.13 Acre, more or less, and being property conveyed to

GreenBank (now Capital Bank, N.A.) by deed from Sam J. McAllester, III, Substitute Trustee of record as Instrument No. 20100326-0022862, said Register's Office.

The foregoing descriptions of Tracts I-VI are taken from an ALTA/ACSM boundary survey prepared by John M. Duffer, RLS No. 1431, James + Associates, Inc., One Vantage Way, Suite 220, Nashville, Tennessee 37228.