BILL GARRETT, Davidson County
Trans:T20140041663 DEEDQC
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Fees:37.00 Taxes:0.00
20140612-0051487

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 12th day of June, 2014.

NOTARY PUBLIC
My Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Woodlands Development, LLC
133 Holiday Ct., Suite 210
Franklin, TN 37067

SEND TAX BILLS TO:
Owner

Map/Parcel **17200017900**
17200025300

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Tojo Investments, LLC, a Tennessee limited liability company, ("Grantor")** hereby conveys all of its right title and interest to the hereinafter described property to **Woodlands Development, LLC, a Tennessee limited liability company, ("Grantee")**, its successors and assigns. Said property conveyed herein is described as follows:

See Exhibit A

Being the same property Tojo Investments, LLC by deed from Bancorp South Bank of record at Instrument No. 2012-041[illegible]3035 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Tojo Investments, LLC

By: Jeremy Boczulak
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy Boczulak with whom I am personally acquainted, and who proved himself to be the Authorized Agent of Tojo Investments, LLC, the bargainor and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 12th day of June, 2014.

Notary Public

My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being a certain tract of land located in the First (formerly the Sixth) Civil District of Davidson County, Tennessee, and described according to a Boundary Line Survey by McConnell Engineering dated December 5, 1985, and revised January 22, 1986, February 3, 1986, and March 26, 1986, as follows:

Beginning at a point on the southerly right-of-way of Old Hickory Boulevard, being approximately 2282 feet West of its centerline intersection with Nolensville Road, said point also being the northwest corner (according to an unrecorded survey by Barge, Waggoner, Sumner & Cannon for Suncorp Corporation of a tract recorded for American Fletcher National Bank and Trust Co., in Book 5207, Page 428, Register's Office for Davidson County, Tennessee;

Thence in contiguity with said American Fletcher's easterly then southerly line and coincident with said unrecorded survey line adjacent to a fence line; Thence South 13 deg. 54' 06" West 73.85 feet to an old iron rod (passing an old iron rod at 5.32 feet); Thence South 09 deg. 12' 38" West 155.80 feet to a point, by a 36-inch oak tree; Thence South 06 deg. 17" West 616.11 feet to an old iron rod; Thence South 00 deg. 50' 54" West 160.95 feet to an old iron rod; Thence South 04 deg. 46' 55" West 125.19 feet to an old iron rod; Thence South 07 deg. 48' 19" West 321.87 feet; Thence South 04 deg. 52' 48" West 187.20 feet to an old iron rod; Thence South 08 deg. 25' 58" West 213.01 feet to an old iron rod; Thence South 04 deg. 26' 34" West 161.38 feet to an old iron rod; Thence South 02 deg.10' 25" West 210.69 feet to an old iron rod:; Thence South 06 deg. 22' 32" West 190.80 feet to an old iron rod; Thence South 03 deg. 38' 13" West 436.09 feet to an old iron rod; Thence South 84 deg.11' 11" East 544.77 feet to an old iron rod; Thence South 83 deg. 35' 49" East 424.90 feet to an old iron rod; Thence South 81 deg. 56' 32" East 157.16 feet to an old iron rod, by a dying hackberry with ancient wire; Thence leaving said American Fletcher's line and adjacent to a fence line westerly of the land recorded for Lester L. Turbeville, as of record in Book 5466, Page 308, Register's Office for Davidson County, Tennessee. Thence South 09 deg. 36' 38" West 449.60 feet to an old iron rod by a 20-inch cedar; Thence South 14 deg. 16' 25" West 295.65 feet to an old iron rod by a 30-inch cedar; Thence South 07 deg. 13' 54" West 678.23 feet to a break in the fence line; Thence South 05 deg. 34' 13" West 120.99 feet to an old iron rod by a fence intersection at the southwest corner of said Turbeville's land; Thence leaving Turbeville's land and with a fence line adjacent to the land of Edward Quinn and Betty Sue Warner, as of record in Book 4975, Page 906, Register's Office for Davidson County, Tennessee; Thence South 05 deg. 34' 13" West 11.12 feet to a break in the fence line; Thence South 10 deg. 08' 59" West 124.57 feet; Thence South 05 deg. 01' 42" West 146.37 feet to an old iron rod; Thence South 51 deg. 02' 19" West 504.77 feet to a new iron rod near the northeast corner of a cemetery; Thence South 89 deg. 54' 54" West 53.95 feet to a new iron rod; Thence South 02 deg. 41' 20" East 82.56 feet to a new iron rod near the southwest corner of the said cemetery; Thence South 50 deg. 18' 55" West 615.36 feet to the centerline of the old Carnes Road; Thence North 47 deg. 31' 28" West 289.89 feet to an old iron rod; Thence North 49 deg. 21' 32" West 185.46 feet; Thence North 36 deg. 27' 03" West 390.53 feet to an old iron rod; Thence North 34 deg. 26' 34" West 456.90 feet to a point near an old gate; Thence North 32 deg. 20' 25" West 225.83 feet to an old

iron rod: Thence North 11 deg. 53' 52" West 280.82 feet; Thence leaving said centerline North 03 deg. 54' 27" West 200.00 feet; Thence North 07 deg. 48' 33" East 1,110.00 feet to an old iron rod; Thence adjacent to a fence line; Thence North 80 deg. 55' 27" West 90.64 feet to an old iron rod; Thence North 79 deg. 31' 27" West 217.24 feet to an old iron rod; Thence North 83 deg. 29' 27" West 164.78 feet to an old iron rod; Thence North 11 deg. 56' 27" West 133.72 feet to an old iron rod, this point being the southwest corner of the "Old Quarry" as recorded to Robert T. Phillips, William B. Phillips and Betty Phillips; of record in Book 5224, Page 711, Register's Office for Davidson County, Tennessee, (point on rock not found); Thence coincident with the boundary of said "Old Quarry"' Thence North 69 deg. 08' 26" East 400.00 feet; Thence North 12 deg. 06' 21" West 370.32 feet (passing an old iron rod at 370.00 feet) to the southeasterly right-of-way of the aforementioned Old Hickory Boulevard; Thence coincident with said right-of-way as established by Davidson County Project Number BJ, Drawing 7-12, dated January, 1936; Along a radial curve concave to northwest and West 35 feet from centerline (whose centerpoint bears North 45 deg. 19' 55" West, 1,181.00 feet and having a central angle of 38 deg. 04' 54") a length of 784.95 feet; Thence North 06 deg. 35' 11" East 172.30 feet to the beginning of a cure concave to the East which centerpoint bears South 83 deg. 24' 49" East 1,397.45 feet and having a central angle of 24 deg. 46' 45"; Thence along said curve 604.37 feet; Thence along a radial line North 58 deg. 38' 04" West 5.00 feet to a point being 30.00 feet from the centerline, this point beginning a curve concave southeasterly having a radius of 1,402.45 feet and a central angle of 46 deg. 22' 08"; Thence along said curve a length of 1,134.99 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that property contained within the bounds of the property shown on the plat of "The Woodlands", Phase 1, Section 1, of record at Book 6900, Pages 498 and 499, Register's Office for Davidson County, Tennessee, that property contained within the bounds of the property shown on the plat of "The Woodlands", Phase 2, of record at Book 6900, Page 635, Register's Office for Davidson County, Tennessee, and that property contained within the bounds of the property shown on the plat of "The Woodlands", Phase 3, of record at Book 6900, Page 518, Register's Office for Davidson County, Tennessee.

Also included in the above description but expressly excluded from this conveyance is the following described parcel of land:

Beginning at the point of intersection of the existing southeast margin of S.R. 254 (Old Hickory Boulevard) and the east boundary of the Robert T. Phillips, et al Property; thence with said southeast margin northenstwardly 820 feet more or less and eastwardly 35 feet more or less; thence south 05 degrees, 26 minutes, 54 seconds west 151.58 feet; thence south 12 degrees, 54 minutes, 15 seconds west 85.21 feet; thence with a 996.93 foot radius curve right and westwardly 653.91 feet to a point in the Phillips east boundary; thence with said east boundary north 10 degrees, 56 minutes, 40 seconds est 48.14 feet to the point of beginning, containing 0.965 acres and bing part of the same property conveyed by Woodlands, Ltd. to Hardin Service Corporation as of record in Book 7212, Page 19, Register' s Office for Davidson County, Tennessee, and the same property conveyed by MeritBanc Development Corporation, f/k/a Hardin Service Corporation to the State of Tennessee, by Warranty Deed of record at Book 7917, Page 422, Register's Office for Davidson County, Tennessee.

Also included in the above description but expressly excluded from this conveyance is the property conveyed to Metropolitan Government and Nashville and Davidson County, Tennessee, by instrument recorded as Instrument No. 20020312-0031274, Register's Office for said County.

The above described property is also described by metes and bounds as follows:

Land lying in the Thirty-first Councilmanic District of Nashville, Davidson County, Tennessee, and the same property conveyed to Jeffery K. Hitt and J. D. Fatherly of record in Instrument No. 20001121-0015526, R.O.D.C. and being more particularly described as follows:

Beginning at a point lying in the southwesterly terminus of Windypine Drive (50' R.O.W.) of record in Book 6900, Page 499, R.O.D.C., said pin being South 81 deg. 52' 48" East, a distance of 115.55 feet from the southwesterly corner of the herein described tract, also lying the easterly line of Brentwood Oaks of record in Book 6250, Page 446, R.O.D.C.

Thence, along a plat of record entitled "The Woodlands", Phase 1, Section 1, of record in Book 6900, Page 499, R.O.D.C. the next twenty-seven (27) courses and distance: Thence, North 81 deg. 52' 48" East, a distance of 148.19 feet to a point; Thence, along a curve to the right having a radius of 395.10 feet, a central angel of 11 deg. 54' 41", and being subtended by chord which bears North 87 deg. 50' 08" East, a distance of 81.99 feet having an arc length of 82.14 feet to a point; Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 80 deg. 28' 53", and being subtended by chord which bears South 45 deg. 58' 16" East, a distance of 32.30 feet, having an arc length of 35.12 feet to a point; Thence, South 05 deg. 43' 59" East, a distance of 141.03 feet to a point; Thence, along a curve to the left

having a radius of 1028.34 feet and a central angle of 17 deg. 00' 21", and being subtended by chord which bears South 14 deg. 14' 09" East, a distance of 304.10 feet, having an arc length of 305.22 feet to a point; Thence South 22 deg. 44' 19" East a distance of 120.00 feet to a point; Thence, along a curve to the right having a radius of 675.00 feet and a central angle of 12 deg. 37' 13" and being subtended by chord which bears South 29 deg. 02' 55" East, a distance of 148.38 feet, having an arc length of 148.68 feet to a point; Thence, along a curve to the left having a radius of 35.00 feet and a central angle of 42 deg. 37' 19", and being subtended by chord which bears south 14 deg. 03' 04" East, a distance of 25.44 feet, having an arc length of 26.04 feet to a point; Thence along a curve to the right having a radius of 50.00 feet and a central angle of 107 deg. 21' 06", and being subtended by chord which bears South 46 deg. 24' 56" East, a distance of 80.57 feet, having an arc length of 93.68 feet to a point; Thence, South 10 deg. 07' 02" East, a distance of 120.00 feet to a point; Thence North 59 deg. 49' 33" East, a distance of 116.59 feet to a point; Thence, North 49 deg. 33' 41" East, a distance of 172.18 feet to a point; Thence, North 09 deg. 30' 05" East, a distance of 120.00 feet to a point; Thence, along a curve to the left having a radius of 50.00 feet and a central angle of 115 deg. 03' 00", and being subtended by a chord which bears North 41 deg. 58' 48" East 84.36 feet having an arc length of 100.40 feet to a point; Thence, along a curve to the right having a radius of 35.00 feet and a central angle of 45 deg. 06' 00", and being subtended by a chord which bears North 07 deg. 00' 18" East 26.84 feet, having an arc length of 27.55 feet to a point; Thence, North 29 deg. 33' 18" East, a distance of 304.79 feet to a point; Thence, along a curve to the left having a radius of 275.00 feet and a central angle of 64 deg. 48' 40", and being subtended by a chord which bears North 02 deg. 51' 04" West 294.75, having an arc length of 311.07 feet to a point; Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 70 deg. 17' 00", and being subtended by a chord which bears North 00 deg. 06' 48" West 28.78 feet, having an arc length of 30.67 feet to a point; Thence, along a curve to the left having radius of 275.00 feet and a central angle of 47 deg. 40' 31", and being subtended by a chord which bears North 11 deg. 11' 32" East 222.28 feet, having an arc length of 228.82 feet to a point; Thence, North 71 deg. 46' 26" East, a distance of 216.30 feet to a point; Thence, North 18 deg. 13' 34" West, a distance of 13.48 feet to a point; Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 90 deg. 00' 00", and being subtended by a chord which bears North 26 deg. 46' 26" East 35.36 feet, having an arc length of 39.27 feet to a point; Thence, along a curve to the right having a radius of 285.04 feet and a central angle of 56 deg. 09' 51" and being subtended by a chord which bears North 43 deg. 41' 30" East 268.32 feet, having an arc length of 279.41 feet to a point; Thence, North 15 deg. 36' 37" East, a distance of 205.70 feet to a point; Thence, along a curve to the right having a radius of 525.31 feet and a central angle of 13 deg. 57' 12" and being subtended by a chord which bears North 22 deg. 35' 13" East 127.61 feet, having an arc length of 127.93 feet to a point; Thence, along a curve to the right having a radius of 35.00 feet and a central angle of 48 deg. 34' 14" and being subtended by a chord which bears North 53 deg. 50' 55" East 28.79 feet, having an arc length of 29.67 feet to a point; Thence, along a curve to the left having a radius of 50.00 feet and a central angle of 161 deg. 15' 12" and being subtended by a chord which bears North 02 deg. 29' 34" West 98.66 feet, having an arc length of 140.72 feet to a point; Thence, North 06 deg.49' 39" East, a distance of 55.94 feet to a point; Thence, along or near the southerly line of Affordable Housing Resources, Inc., of record in Instrument No. 20010627-0068091, R.O.D.C. South 83 deg. 10' 21" East, a distance of 389.72 feet to a point; Thence, along or near the westerly and southerly lines of United States of America property of record in Book 7618, Page 123, R.O.D.C. the next fourteen (14) courses and distances: Thence, South 18 deg. 35' 31" West, a distance of 32.73 feet to a point; Thence, South 32 deg. 27' 01" East, a distance of 157.52 feet to a point; Thence, South 09 deg. 52' 17" West, a distance of 271.42 feet to a point; Thence, South 12 deg. 57' 00" West, a distance of 280.47 feet to a point; Thence, South 09 deg. 13' 45" West, a distance of 298.31 feet to a point; Thence South 07 deg. 24' 20" West, a distance of 167.60 feet to a point; Thence, South 08 deg. 39' 12" West, a distance of 230.99 feet to a point; Thence, South 07 deg. 28' 58" West, a distance of 179.60 feet to a point; Thence, South 16 deg. 43' 01" West, a distance of 131.57 feet to a point; Thence North 60 deg. 02' 48" West, a distance of 135.23 feet to a point; Thence, South 57 deg. 32' 55" West, a distance of 460.11 feet to a point; Thence, South 44 deg. 13' 25" West, a distance of 197.20 feet to a point; Thence, South 61 deg. 34' 04" East, a distance of 182.61 feet to a point; Thence, South 72 deg. 00' 36" East, a distance of 108.59 feet to a point; Thence, along or near the westerly line of Patterson Cemetery of record in Book 13, Page 341, R.O.D.C. South 02 deg. 14' 56" East a distance of 82.41 feet to a point; Thence, along said United States of America property South 50 deg. 45' 19" West, a distance of 615.36 feet to a point; Thence, along or near the easterly line of Patricia E. Reddick of record in Book 10535, Page 598, R.O.D.C. the next three (3) courses and distances: Thence, North 47 deg. 05' 04" West, a distance of 289.89 feet to a point; Thence, North 48 deg. 53' 22" West, a distance of 185.08 feet to a point, Thence, North 36 deg. 01' 23" West, a distance of 390.53 feet to a point; Thence North 34 deg. 00' 54" West, a distance of 456.90 feet to a point; Thence, along or near the easterly lines of Brentwood Oaks of record in Book 6250, Page 446, R.O.D.C. the next three (3) courses and distances: Thence, North 31 deg. 54' 45" West, a distance of 225.82 feet to a point; Thence, North 11 deg. 28' 12" West, a distance of 280.82 feet to a point; thence North 03 deg. 28' 47" West, a distance of 54.95 feet to a point; thence along or near said Woodlands North 81 deg .52' 48" East, a distance of 115.55 feet to the Point of Beginning.

Containing 2,104,410 square feet or 48.31 Acres, more or less.

Included in the above described property but specifically excluded from this conveyance is the following parcel that was conveyed to The Woodlands at Old Hickory, Inc. by quitclaim deed of record in Instrument No. 20060125-0009592, R.O.D.C.

Land lying in the Thirty-First Councilmanic District of Nashville, Davidson County, Tennessee, and being part of the same property conveyed to The Woodlands at Old Hickory GP of record in Instrument No. 20050719-0084079, R.O.D.C and being more particularly described as follows:

Beginning at an iron pin (new) in the Southeast terminus of Woodlands Avenue (50' R.O.W.) and being South 71° 46' 26" West, a distance of 50.00 feet from the southeast corner of Lot 22 of Woodlands Subdivision, Phase 1, Section 1, of record in Book 6900, Page 499, R.O.D.C. being the northwesterly corner of the herein described tract:

Thence along the easterly margin of Woodlands Avenue (50' R.O.W) and southerly margin of Cedarway Lane (50' R.O.W.) the next three (3) courses and distances:

Thence, North 18° 13' 34" West, a distance of 13.48 feet to an iron pin (new):

Thence, along a curve to the right, having a central angel of 90° 00' 00", a radius of 25.00 feet, an arc length of 39.27 and being subtended by a chord which bears North 26° 46' 26" East, a distance of 35.36 feet to an iron pin (new):

Thence, along a curve to the left, having a central angel of 17° 50' 58", a radius of 285.04 feet, an arc length of 88.80 feet, and being subtended by a chord which bears North 62° 50' 56" East, a distance of 88.44 feet to an iron pin (new):

Thence, along a new severance line for the next six (6) courses and distances:

Thence, South 38° 32' 23" East, a distance of 145.46 feet to an iron pin (new):

Thence, South 46° 07' 08" East, a distance of 170.19 feet to an iron pin (new):

Thence, North 12° 04' 15" East, a distance of 95.19 feet to an iron pin (new):

Thence, South 75° 48' 32" East, a distance of 117.78 feet to an iron pin (new):

Thence, North 15° 03' 23" East, a distance of 30.90 feet to an iron pin (new):

Thence, South 74° 04' 42" East, a distance of 227.03 feet to an iron pin (new):

Thence, along or near the westerly line of United States of America of record in Book 10535, Page 598, R.O.D.C. for the next three (3) courses and distances:

Thence, South 09° 13' 45" West, a distance of 207.46 feet to an iron pin (new):

Thence, South 07° 24' 20" West, a distance of 167.60 feet to an iron pin (new):

Thence, South 08° 39' 12" West, a distance of 114.13 feet to an iron pin (new);

Thence, with a new severance line for the next twelve (12) courses and distances:

Thence, North 77° 55' 45" West, a distance of 259.55 feet to an iron pin (new);

Thence, North 12° 04' 15" East, a distance of 35.03 feet to an iron pin (new);

Thence, North 77° 55' 45" West, a distance of 117.00 feet to an iron pin (new);

Thence, North 10° 49' 52" East, a distance of 45.01 feet to an iron pin (new);

Thence, North 71° 40' 55" West, a distance of 100.75 feet to an iron-pin (new);

Thence, North 60° 55' 48" West, a distance of 80.55 feet to an iron pin (new):

Thence, North 43° 52' 52" East, a distance of 65.00 feet to an iron pin (new);

Thence, North 46° 07' 08" West, a distance of 117.00 feet to an iron pin (new);

Thence, South 43° 52' 52" West, a distance of 38.04 feet to an iron pin (new);

Thence, North 46° 07' 08" West, a distance of 130.44 feet to an iron pin (new);

Thence, North 35° 44' 26" West, a distance of 84.45 feet to an iron pin (new);

Thence, North 18° 13' 34" West, a distance of 63.60 feet to an iron pin (new);

Thence, North 71° 46 26" East, a distance of 163.48 feet to the Point of Beginning.

Containing 297, 440 Square Feet or 6.83 Acres, more or less.