This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

STATE OF Virginia
COUNTY OF Prince William
The actual consideration for this transfer is $ZERO.

Herbert N. Morgan
Affiant

Sworn to and subscribed before me this 2 day of June, 2014.

Jessica Azzarano
Notary Public

Jessica Azzarano
NOTARY PUBLIC #7148953
Commonwealth of Virginia
My Commission Expires:
02/28/15

My Commission Expires:
February 28, 2015

QUITCLAIM DEED

**ADDRESS NEW OWNER AS FOLLOWS:**

TRINITY RIDGE, LLC
3450 N. Venice Street
Arlington, VA 22207

**SEND TAX BILLS TO:**

SAME

**MAP/PARCELS:**

(1) 070 06 0 047.00; 070 06 0 044.00; 070 06 0 040.00;
(2) 070 06 0 041.00
(3) 070 06 0 042.00
(4) 070 06 0 046.00
(5) 070 06 0 048.00
(6) 070 06 0 038.00
(7) 070 06 0 045.00
(8) 070 06 0 043.00

BILL GARRETT, Davidson County
Trans:T20140043957 DEEDQC
Recvd: 06/20/14 13:54 6 pgs
Fees:32.00 Taxes:0.00
20140620-0054152

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HERBERT N. MORGAN AND ROBERT E. FALB, TRUSTEES UNDER THE HERBERT N. MORGAN MARITAL DEDUCTION TRUST DATED MARCH 13, 1996,** HEREINAFTER CALLED THE GRANTORS, DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **TRINITY RIDGE, LLC,** a Virginia Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTIONS

This conveyance is subject to all matters of record that may affect the property

IN WITNESS WHEREOF, We have hereunto set our hand on this the 9th day of June, 2014.

**The Herbert N. Morgan Marital Deduction Trust dated March 13, 1996**

Herbert N. Morgan
By: Herbert N. Morgan, Co-Trustee

By: Robert E. Falb, Co-Trustee

STATE OF Virginia
COUNTY OF Prince William

Personally appeared before me, Jessica Azzarano, the undersigned notary public, Herbert N. Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of The Herbert N. Morgan Marital Deduction Trust dated March 13, 1996, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as Co-Trustee of said trust.

Witness my hand and seal this 2 day of June, 2014.

Jessica Azzarano
Notary Public

My Commission Expires ~~February 28, 2014~~ MA 2015

Jessica Azzarano
NOTARY PUBLIC #7148953
Commonwealth of Virginia
My Commission Expires:
02/28/15

~~STATE OF~~ City of
~~COUNTY OF~~ Washington, D. C.

Personally appeared before me, Melissa T. Jones, the undersigned notary public, Robert E. Falb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of The Herbert N. Morgan Marital Deduction Trust dated March 13, 1996, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as Co-Trustee of said trust.

Witness my hand and seal this 9th day of June, 2014.

Melissa T. Jones
Notary Public

My Commission Expires 01/31/2015

Melissa T. Jones, Notary Public
Washington, D. C.

MELISSA T JONES NOTARY PUBLIC DISTRICT OF COLUMBIA

**EXHIBIT A**

1. **Map 70-06 Parcel 47 and Map 70-06 Parcel 44 and Map 70-06 Parcel 40**

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract 1:

Being part of Lot No. 13 on the Map showing subdivision of J. S. Spurlock's Lands, not of record, described as follows: Beginning at a point in the line between Lots No. 12and 13 at the southwest corner of that part of said Lot No. 13 conveyed to William Rufus Silver and wife, by deed from Mai Litchford Shaw, of record in Book 2797, page 386, Register's Office for Davidson County, Tennessee; thence eastwardly 210 feet to a point in the line between Lots No. 13 and 14 being north 20° west 250 feet from the northeast corner of that part of said Lot No. 13 conveyed to Leon C. Carney and wife, by deed from Mai Litchford Shaw and husband, of record in Book 2796, page 468, said Register's office; thence south 20° east 250 feet to said Carney's northeast corner; thence with said Carney's northern boundary line westwardly 210 feet to the line between said Lots No. 12 and 13; thence with the line between said Lots north 20° west 250 feet to the beginning.

Tract 2:
Being parts of Lots No. 14, 15, 16 and 17 on said map, described together as follows:

Beginning in the center of West Trinity, formerly Youngs Lane, at the Northeast corner of that part of Lot No. 14 conveyed to James R. Blessing and wife, by deed from Roy Hamilton and wife, of record in book 1306, page 142, said Registers Office; thence with the center of said Lane north 69° 15' east 105 feet; thence south 19° 45' east, passing the northwest corner of the property conveyed to Tommie M. Weaks be deed of correction from Mai Litchford Shaw, of record in book 2746, page 296, said Register's Office, at 25 feet, in all 275 feet to said Weaks southwest comer; thence with said Weaks' southern boundary line and the southern boundary line of the property conveyed to Sylvia Carney by deed from Mai Litchford Shaw of record in book 2106, page 455, said Register's Office, eastwardly 241 feet, more or less, to said Carney's southeast corner, being on the westerly margin of a 25 foot private lane; thence with said Carney's eastern boundary line and the westerly margin of said private lane north 17° 45' west, passing said Carney's northeast corner at 254 feet, in all 279 feet to the center of said West Trinity Lane; thence with the center of same eastwardly to the northwest corner of that part of lot No. 16 conveyed to Alfred Ray Coffee and wife, by deed from Mai Litchford Shaw and husband of record in book 2648, page 282, said Register's Office; thence with said Coffee's western boundary line south 21° 30' east 250 feet to said Coffee's southwest corner; thence with said Coffee's southern boundary line eastwardly 100 feet to a point in the western boundary line of the property conveyed to Willia Alfred Johnson and wife, by deed from Mai Shaw, of record in book 2803, page 150, said Register's office; thence with said Johnson's western boundary line south 22° east 307 feet to said Johnson's southwest corner; thence with said Johnson's southern boundary line north 68° 30' east 50 feet to the northwest corner of the property conveyed to Cletus Ball and wife by deed from Mai Shaw and husband, of record in book 2796, page 150, said Register's Office; thence with said Ball's western boundary line south 269 feet to an iron pipe in a branch, and continuing with said branch south 47° 30' east 68.2 feet and south 65° 15' east 118 feet to said Ball's southwest corner; thence with said Ball's southern boundary line north $41^0$ cast 190 feet to the westerly margin of a 25 foot lane, being said Ball's southeast corner; thence with the westerly margin of said lane southwardly to the northern boundary line of the property conveyed to B. M. Wright by deed from Mrs. Mai Shaw, of record in book 2640, page 594, said Register's office; thence with said Wright's northern boundary line south westwardly 175 feet, more or less, to the line between lots Nos. 16 and 17; thence with the line between said lots and said Wright's western boundary line south 47-1/4° east 240 feet to the low water mark of Cumberland River; thence with the low water mark of said River, westwardly 790 feet, more or less, to the southeast corner of the property conveyed to Leon C. Carney and wife, by deed from James R. Blessing and wife, of record in book 2147, page 321, said Register's Office; thence with said Carney and said Blessings eastern boundary line north 19° 45' west 1175 feet, more or less, to the beginning.

(Property commonly known is 1108 and 1116 and 1120 West Trinity Lane, Nashville, TN 37218, respectively)

2. **Map 70-06 Parcel 41**

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the southerly part of lot No. 13 on the Map showing subdivision of J. S. Spurlock's Lands, not of record, described according to a survey made by Erie Drake, County Surveyor, April 21, 1925, as follows: Beginning on the dividing line between Lots No. 12 and 13 at a point 500 feet south of the center of West Trinity Lane, formerly Young's Lane, said point also being 500 feet south of the northeast corner of the property conveyed to George Putnam and wife, by deed from Fred B. Whisenhunt and wife, of record in book 1449, page 451, Register's Office for said County; thence with said dividing line south 20 degrees east 720 feet, more or less, to low water mark of the Cumberland River; thence with said low water mark northeastwardly 210 feet to the corner of lots Nos. 13 and 14; thence with the line between said two lots north 20 degrees west 700 feet, more or less, to a point 500 feet south of the center of West Trinity Lane or Young's Lane, as located on said survey; thence westwardly 210 feet to the beginning.

Together with an easement for right-of-way from the northerly line of the above described property to West Trinity or Young's Lane, across a strip of land 25 feet wide, the westerly line of which is 85 feet east of and parallel with the westerly line of said lot No. 13.

(Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218)

3. **Map 70-06 Parcel 42**

Land in the 13th Civil District of said County, being the southerly part of the westerly one-half of lot No. 14 on the map showing J. S. Spurlock's Subdivision, not of record, described as follows: Beginning on a point in low water mark of the Cumberland River at the corner of Lots No. 13 and 14; thence with the line between said two lots north 19° 45' west 595 feet, more or less, to a point 580 feet south of the southerly margin of Trinity Lane; thence north 69 ° 15' east 105 feet; thence south 19° 45' east 595 feet, more or less, to low water mark of the Cumberland River; thence with same westwardly 105 feet, more or less, to the beginning.

(Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218)

4. **Map 70-06 Parcel 46**

Being part of lots Nos. 15 and 16 on the map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by Geo W. Watkins, Surveyor, August 6, 1951 as follows: Beginning at an iron pin on the southerly margin of Trinity Lane, formerly Youngs Lane, at the northeast corner of the property conveyed to Tommie M. Weaks by deed from May Litchford Shaw, of record in book 2018, page 93, Register's Office for said County; thence with the southerly margin of said Trinity Lane, north 69° 15' east 145 feet to the westerly margin of a private lane; thence with the westerly margin of said private lane, south 17° 45' west 254 feet; thence south 70° 45' west 140 feet; thence north 19° west 25 feet to the southeast corner of the said Weaks property; thence with the eastern boundary line of the said Weaks property, north 19° west 250 feet to the beginning, containing 0.8 of an acre, more or less.

(Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218)

5. **Map 70-06 Parcel 48**

Land in the 12th Civil District of Davidson County, Tennessee, being the northeasterly part of lot No. 16 on the Map showing the Subdivision of the J. S. Spurlocks Lands, and described according to a loan survey prepared by R. Sanford, Surveyor, on February 28, 1956, as follows: Beginning at a point in the center line of West Trinity Lane, formerly Youngs Lane, at the common corner of Lots Nos. 16 and 17 on said Plan; thence with the boundary line between said Lots south 21 1/2° cast 250 feet to a point; thence westwardly, and parallel to the center line of West Trinity Lane; 100 feet to a point; thence north 21-1/2° west 250 feet to the center line of West Trinity Lane; thence with the center line of said Lane eastwardly 100 feet to the point of beginning.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to Easements of record in Book 2796, Page 468, Book 2148, Page 137 & 588, Book 2498, Page 389, Book 7790, Page 405, Book 8277 Pages 112, 113, 116, 119 & 122, and Charter of City Bluffs on the Cumberland, LLC of record in 20060309-0027544, said Register's Office.

(Property commonly known as: 1106 West Trinity Lane, Nashville, Tennessee 37218)

**6. Map 70-06 Parcel 38**

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No 12 on the Map showing Subdivision of J. S. Spurlock's Lands, not of record, and described according to a map made by Erie Drake, County Surveyor, April 21, 1925, as follows: Beginning at a point in the center of the County Road leading from the Hamilton Road to the Buena Vista Turnpike, being the northeast corner of the Lewis property; thence south 20° east 1,254 feet to the low water mark on Cumberland River; thence up said River, 210 feet, more or less, to the southwest corner of Lot No. 13 on said plan; thence with the line between said Lots No. 12 and 13, north 20° west 1,220 feet, more or less, to the center of said County Road; thence with the same, westwardly 210 feet to the beginning, containing 5.96 acres, more or less.

INCLUDED in the above described property, but expressly EXCLUDED from this conveyance is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, as described in deed of record in Book 8223, page 516, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to easements of record in Book 7774, Page 480 and Book 8223, Page 516, and Charter of City Bluffs on the Cumberland, LLC of record in 20060309-0027544, said Register's Office.

(Property commonly known as 1204 West Trinity Lane, Nashville, TN 37218)

**7. Map 70-06 Parcel 45**

Land in Davidson County, Tennessee, being the westerly part of the northerly part of Lot No. 15 on the Map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by George W. Watkins, Surveyor, August 6, 1951, as follows: Beginning at an iron pin on the southerly margin of Trinity (formerly Youngs) Lane in the easterly line of the property conveyed to Mai Litchford Shaw by deed from Grover C. Marlin and wife, of record in Book 1335, page 33, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said Lane, north 69° 15' east 100 feet; thence south 19° east 250 feet; thence south 70° 45'west 96 feet, more or less, to a point in the easterly line of said property conveyed to Mai Litchford Shaw; thence with said Shaw's easterly line, north 19° 45' west 250 feet, more or less, to the beginning.

INCLUDED in the above described property, but expressly EXCLUDED from this conveyance is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, for a right-of-way by deed of record in Book 8371, page 895, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northwesterly corner of the aforementioned property; thence with the northerly boundary of said property south 17° 00' 00" east, 17.12 feet to a point; thence leaving said northerly boundary with a new line south 73° 19' 25" west, 100.01 feet to a point on the westerly property line of said property; thence with said westerly property line north 17° 00' 00" west 16.68 feet to a point on the aforesaid existing southern right-of-way margin; thence with said existing southern right-of-way north 73° 04' 14.9" east, 100.00 feet, more or less, to the point of beginning. Total right-of-way contains 1690.25 square feet, or 0.039 acres, more or less.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to easements of record in Book 8371, Page 895, and Charter of City Bluffs on the Cumberland, LLC of record in 20060309-0027544, said Register's Office.

(Property commonly known as 1112 West Trinity Lane, Nashville, TN 37218)

**8. Map 70-06 Parcel 43**

Land in the 13th Civil District of Davidson County, Tennessee, being the westerly 105 feet of the northerly part of Lot No. 14 on the Map showing J.S. Spurlock's Subdivision, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, dated May 23, 1953, as follows:

Beginning in the center of Trinity Lane, formerly Young's Lane, at the corner of Lots No. 13 and 14; thence with the line between said two lots, south 19° 45' east 605 feet to a stake at the northwest corner of the property conveyed to Leon C. Carney and wife by deed from James R. Blessing and wife of record in Book 2147, page 321, Register's Office for Davidson County, Tennessee; thence with the northerly line of the said C. Carney property, north 69° 15' east 105 feet to a stake; thence north 19° 45' west 605 feet to the center of Trinity Lane; thence with the center of said Lane, south 69° 15' west 105 feet to the beginning, including, but excluding there from, a strip of land 100 feet in length, with an average width of one foot, over and across the premises for a public road as now located by the Davidson County Highway Commission, as set out in Right of Way agreement between James R. Blessing and wife, Ola Mai Blessing and Davidson County High Commission, of record in Book 1634, page 596, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to Charter of City Bluffs on the Cumberland, LLC of record in 20060309-0027544 and easements of record in Book 7776, Page 61 and Book 8244, Page 451, said Register's Office.

(Property commonly known as 1118 West Trinity Lane, Nashville, TN 37218)

Being the same property conveyed to Herbert N. Morgan and Robert E. Falb, Trustees under the Herbert N. Morgan Marital Deduction Trust dated March 13, 1996 by David G. Mangum, Substitute Trustee by Substitute Trustee's Deed of record in Instrument No. 20130927-0101844, Register's Office for Davidson County, Tennessee.