3000098659

Prepared from information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20140051036 DEEDQC
Recvd: 07/16/14 12:56 2 pgs
Fees:12.00 Taxes:0.00
20140716-0062879

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 9th DAY OF July, 2014.

Kenneth E. Dill
Notary Public
My Commission Expires: 1-6-2018

KENNETH E. DILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FROM:	TO:
RIVER ROAD LIMITED PARTNERSHIP	RIVER ROAD PARTNERSHIP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP, PARCEL NO.
River Road Partnership 4604 Dakota Ave. Nashville, TN 37209	NEW OWNER	#078-00-0-002.00 078-00-0-002.00

QUITCLAIM DEED

FOR AND IN 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, River Road Limited Partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto River Road Partnership, a Tennessee general partnership, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, described as follows, to wit:

Being the part of Lot No. 1 and all of Lots 2,3,4,5, as shown on the Plat of the Division of real estate of Isaac Watkins, deceased, said Plat being of record in Minute Book "E" page 277, of the Davidson County Court, being more particularly described as follows:

Beginning at a point in the west line of Lot No. 1 as shown on said plat, said point being 93 2/5 poles, more or less, south of Cub; running thence south 89 degrees East, passing the southeast corner of a 3.3 acre tract conveyed to D.T. Dozier by deed of record in Book 89, page 553, at 8 poles, thence continuing with the lines of David T. Dozier, Jr. and Joseph Newsom Dozier, in all 208 poles to a point on the left descending bank of the Cumberland River; thence up said river as follows: Due south 29 poles to the northeast corner of Lot. 2, South 4 degrees east 29.57 poles to the northeast corner of Lot No. 3, South 7 degrees east 25.18 to the northeast corner of Lot. 4, south 7 degrees east 24.93 poles to the northeast corner of lot 5, South 17.75 degrees East 25.6 poles to the northeast corner of Lot No. 6; thence leaving the river and running with the north line of Lot No. 6 North 89 degrees west 220 poles to the southwest corner of Lot No. 5; thence North 19 poles to an ash, another corner to Lot No. 5; thence South 30 degrees West 7.6 poles to a poplar and walnut, another corner to Lot No. 5; thence North, passing the northwest corner of Lot No. 5 at about 12 poles, in all 120.25 poles to the place of beginning, containing 175.51 acres, more or less, but subject to all legal highways.

Included in the above description but excluded from this conveyance is that portion of land on West side of River Road Pike, Being Parcels 1 and 54 of Tax Map 78.

This conveyance is subject to an easement for United States of America Flood easement for Cheatham Lock and Dam Project and the Cumberland River, as of record in Book 2149, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to River Road Limited Partnership by Quitclaim Deed from Charles L. Pickney and wife, Margaret Burrus Pickney, of record in Book 9197, Page 558, said Register's Office.

The street address of the Real Property is 8041 River Road Pike – Nashville, TN. 37209, ____ Unimproved/ X Improved real property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 9th day of July, 2014.

GRANTORS – River Road Limited Partnership

By Thomas R Pickney G.P.

By: Thomas R. Pickney, General Partner

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas R. Pickney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner, of River Road Limited Partnership, the within named bargainer, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of July, 2014.

My commission expires: 1-6-2018

Kenneth E. Dill
Notary Public

KENNETH E. DILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY