File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/13/14 13:58 3 pgs
Fees:17.00 Taxes:0.00
20140813-0073203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-17

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capital Journey	same	163 00 0 039.00
(NAME) 301 S. Perimeter Park Dr., Ste 100	(NAME) same	
(ADDRESS) Nashville, TN 37211	(ADDRESS) same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORNERSTONE INVESTMENTS, INC.

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAPITAL JOURNEY, LLC,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land lying and being in the Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, identified as Metro PID Number 16300003900 and is the Hoyte T. Black property recorded in Book 2401, Page 261 (R.O.D.C.T.), and is more particularly described as follows:

Beginning at a *1/2"* Rebar (N) *w/* Sexton Cap in the north right-of-way of Mt, View Road (60' *R/W),* this being the southwest corner of the property described herein in the east line of Hickory Highland Place, Phase 1 (9700/189), reference a *1/2"* Rebar (0) *w/* Barge Cap, the southeast corner of Lot 71, Hickory Highland Place, Phase 1 at S 12°58'53" W a distance of 9.73' and the centerline intersection of Highlander Drive and Mt. View Road at N 87°04'34" W a distance of 197.95'; thence leaving the north right-of-way of Mt. View Road and with the east line of Hickory Highland Place, Phase 1 for two calls: N *12°58'53"* E a distance of 403.04' to a *1/2"* Rebar (N) *w/* Sexton Cap, this being a corner of Lot 68, Hickory Highland Place, Phase 1 and the northwest corner of the property described herein;

S 82°09'35" E a distance of 12.22' to a 1/2" Rebar (N) *w/* Sexton Cap, this being a common corner of Lot 68, Hickory Highland Place, Phase 1 and Lot 77, Hickory Highland Place, Section 2, Phase 1 (19991230306511); thence leaving Hickory Highland Place, Phase 1 and with Hickory Highland Place, Section 2, Phase 1 and generally with a fence the following courses and distances: S 82°09'36" E a distance of 153.51' to a 1/2" Rebar (O) *w/* Barge Cap; S 82°13'33" E a distance of 133.72' to a 1/2" Rebar (0) w/ Barge Cap; S 82°03'11" E a distance of 113.76' to a 1/2" Rebar (0) *w/* Barge Cap; S 82°14'08" E a distance of 102.26'; S 82°07'44" E a distance of 140.87' to a 1/2" Rebar (0) *w/* Barge Cap at a fence corner, this being the northwest corner of McCord (3283/585) and the northeast corner of the property described herein in the south line of Lot 82, Hickory Highland Place, Section 2, Phase 1; thence leaving Hickory Highland Place, Section 2, Phase 1 and with McCord and generally with a fence S 04°19'08" W a distance of 472.78' to a 1/2" Rebar (N) *w/* Sexton Cap in the north right-of-way of Mt. View Road, this being the southwest corner of McCord and the southeast corner of the property described herein; thence leaving McCord and with the aforementioned right-of-way for three calls: N 74°17'05" W a

distance of 44.13'; with a curve turning to the left having an arc length of 84.34' and a radius of 1853.53' (chord bearing of N 75°35'18" W, chord length of 84.33'); N 76°53'31" W a distance of 596.53' to the Point Of Beginning containing 299722.97 square feet or 6.88 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 on 12 August 2014.

Pursuant to Tenn Code Ann 660240121(a), the legal description was prepared from the boundary survey identified.

Being the same property conveyed to Cornerstone Investments, Inc. by deed from Brock & Scott, PLLC, of record in Instrument Number, 20140807-0071168 Register's Office for said County.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5177 Mount View Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness MY hands this 8 th day of August, 2014.

Cornerstone Investments, Inc

By _____

Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Lane Wallace, as President of Cornerstone Investments, Inc. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of Cornerstone Investments, Inc., the within named bargainor, and corporation, and that he as such appointed President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the President, as such Preident, and attesting the same of the corporation, by the said Predident as such President.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 8, day of August, ~~2015~~ 2014

NOTARY PUBLIC

My commission expires: 3·3·15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 8·8·14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027