BILL GARRETT, Davidson County
Trans:T20140064995 DEEDQC
Recvd: 09/02/14 14:57 4 pgs
Fees:22.00 Taxes:0.00
20140902-0079961

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
The McCullar Family Limited Partnership 115 Penn Warren Drive Suite 300-169 Brentwood, TN 37027-5047	The McCullar Family Limited Partnership 115 Penn Warren Drive Suite 300-169 Brentwood, TN 37027-5047	10600016600

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Iron Wood, LLC**, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto **The McCullar Family Limited Partnership**, a Tennessee limited partnership, all of its right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in the Sixteenth Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor 823, dated March 7, 1988 and revised October 20, 1993 and known as Job No. 880030, as follows:
>
> Beginning at an iron pin set on the Northeast margin of Murfreesboro Pike, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Samuel K. Freshman property of record in Book 5799, Page 262, Register's Office for Davidson County, Tennessee, thence with Freshman's line and a fence North 14° 38' 00" East, a distance of 216.96 feet to an iron pin; thence South 78° 01' 00" East, a distance of 152.47 feet to an iron pin; thence North 10° 42' 00" East, a distance of 130.34 feet to a point; thence leaving the line of said Samuel K. Freshman and severing the W.L. Hagan property South 65° 07' 00" East, a distance of 144.90 feet to an iron pin; thence South 65° 07' 00" East, a distance of 20.07 feet to an iron pin;

thence South 65° 07' 00" East, a distance of 440.00 feet to an iron pin set on the westerly margin of Wilhagan Road; thence with the westerly margin of Wilhagan Road South 16° 01' 00" West, a distance of 125.50 feet to an iron pin; thence with a curve to the right, having a radius of 1,115.92 feet and an iron chord of 172.52 feet, said chord having a bearing of South 20° 27' 00" West, a distance along the curve of 172.69 feet to an iron pin; thence South 24° 53' 00" West, a distance of 79.01 feet to an iron pin; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.36 feet, said chord having a bearing of South 69° 53' 00" West, a distance along the curve of 39.27 feet to an iron pin on the northeasterly margin of Murfreesboro Pike; thence with a northeasterly margin of Murfreesboro Pike the two following calls: North 65° 07; 00: West, a distance of 378.50 feet to an iron pin; thence with a curve to the right having a radius of 1879.90 feet and a long chord of 313.32 feet, said chord having a bearing of North 60° 20' 11" West, a distance of 313.68 feet to the POINT OF BEGINNING, containing 6.22 acres, more or less.

Being the same property conveyed to The McCullar Family Limited Partnership by deed from Hafiz Yafai, of record as Instrument No. 20120420-0033910, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Iron Wood, LLC by quitclaim deed from The McCullar Family Limited Partnership of record as Instrument No. 20140604-0048346, said Register's Office.

This is improved property, known as 870 Murfreesboro Pike, Nashville, Tennessee 37217.

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

WITNESS this 27 day of AUGUST, 2014.

IRON WOOD, LLC

By: THE MCCULLAR FAMILY LIMITED PARTNERSHIP, Member

By: MCCULLAR LAND COMPANY, LLC, General Partner

By: Jason C. McCullar
Jason C. McCullar, Member

By: _____
Richard A. English, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Leila Schmeisser, a Notary Public in and for said State and County, **Jason C. McCullar**, as Member of McCullar Land Company, LLC, General Partner of The McCullar Family Limited Partnership, as a Member of Iron Wood, LLC, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2014.

Leila F Schmeisser
Notary Public

My Commission Expires: 5/23/2016

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Leila F. Schmeisser, a Notary Public in and for said State and County, **Richard A. English**, as a Member of Iron Wood, LLC, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2014.

Leila F Schmeisser
Notary Public

My Commission Expires: 5/23/2016

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

Jason McCullar
Affiant

STATE OF TENNESSEE)
COUNTY OF Williamson)

Subscribed and sworn to before me, this the 28th day of August, 2014.

Leila F Schmeisser
Notary Public

My Commission Expires: 5/23/2016

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