BILL GARRETT, Davidson County
Trans: T20140080663 DEEDQC
Recvd: 10/27/14 10:58 5 pgs
Fees: 27.00 Taxes: 0.00
20141027-0098711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2014.

Notary Public
My commission expires:

JOE VAULX CROCKETT, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Horsepower, J.V. 212 Belclaire Place Nashville, Tennessee 37205	Same	Map 105-10-0 Parcels 173, 174, 175

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Horsepower, J.V., a Tennessee joint venture and general partnership ("GRANTOR"), has bargained and sold, and by these presents does hereby quitclaim, transfer, and convey unto Horsepower, J.V., a Tennessee joint venture and general partnership ("GRANTEE") all of GRANTOR'S interest in and to the following real estate in Nashville, Davidson County, Tennessee, being described below, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

The purpose of this Quitclaim Deed is to combine all of the parcels of land described below into a single tax parcel. The parcels of land are depicted in the survey attached hereto as Exhibit A.

The land is described as follows:

Tract 1:
Land situated in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being part of Lot No. 2 and all of Lots No. 3 and No. 4, of C. S. Caldwell's Subdivision of Lot 105, Waverly Place Plan, not of record, and being more particularly described as follows:

Beginning at a 5/8" iron rod (old) at the intersection of the easterly right-of-way margin of Beech Avenue (a 50-foot wide right-of-way) and the southerly right-of-way margin of Wedgewood Avenue (formerly Acklen Avenue, right-of-way width varies) ("Point of Beginning") and proceeding as follows:
From the Point of Beginning and with the southerly right-of-way margin of Wedgewood Avenue, easterly along a curve for a distance of 86.83 feet, said curve is concave to the south, having a radius of 1106.00 feet and a central angle of 04°29'54" and being subtended by a chord which bears South 89°08'10" East, 86.81 feet to a tack in lead (old);
Thence, leaving said southerly right-of-way margin and along the westerly property line of Alameda Beeler Helton, Trustee, of record as Instrument No. 20000208-0012985, Register's Office for Davidson County, Tennessee, S03°23'56"W a distance of 152.75 feet to an iron rod (new);
Thence, S87°12'52"E a distance of 80.37 feet to an iron rod (new) on the westerly right-of-way margin of Alley #661 (a 20-foot wide right-of-way);
Thence, with said alley, S00°41'31"W a distance of 6.90 feet to an iron rod (new);
Thence, leaving said alley and along the northerly property line of William M. Colson and wife, Katherine L. Colson, of record as Instrument No. 20100921-0074961, said Register's Office, N89°11'33"W a distance of 173.50 feet to a "T" (new) cut in the sidewalk;
Thence, leaving said Colson and with the easterly right-of-way margin of Beech Avenue, N05°28'35"E a distance of 162.90 feet to the point of beginning and containing 15,288 square feet or 0.351 acre, more or less.

Being the same property conveyed to GRANTOR by Claude E. Blankenship by deeds of record in Deed Book 10229, Page 918, and as Instrument No. 20130530-0054251, said Register's Office. Also being the same property conveyed by GRANTOR to GRANTEE by Warranty Deed of record as Instrument No. 20130530-0054252, said Register's Office.

The foregoing description is based on the survey dated April 24, 2013, revised May 1, 2013, prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 13-040.

This is improved property located at 811 and 813 Wedgewood Avenue, Nashville, Tennessee. The property is commercial property and is not the GRANTOR'S residence.

Tract 2:

Land situated on the south side of Wedgewood Avenue and on the east side of Beech Avenue, in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a 5/8" iron rod (old) at the intersection of the easterly right-of-way margin of Beech Avenue (a 50-foot wide right-of-way) and the southerly right-of-way margin of Wedgewood

Avenue (formerly Acklen Avenue, right-of-way width varies) both being as shown on plans for rebuilding Wedgewood Avenue (by Barge, Waggoner & Sumner, Inc.) and proceeding as follows; Thence, with the east right-of-way margin of said Beech Avenue, N05°23'28"E, a distance of 11.34 feet to a point;

Thence, with the south right-of-way margin of said Wedgewood Avenue, N50°19'35"E, a distance of 4.25 feet to a point;
Thence, continuing with the south right-of-way margin of said Wedgewood Avenue, S84°44'19"E, a distance of 83.26 feet to a point;
Thence, S03°18'49"W, a distance of 7.69 feet to a tack in lead (old) on the north line of Lot 105, Waverly Place Plan, not of record;
Thence, with the north line of said Lot 105 and with a curve turning to the left an arc distance of 86.83 feet, said curve having a radius of 1106.00 feet, a delta angle of 04°29'54", and a chord of N89°08'10"W, 86.81 feet to the POINT OF BEGINNING, CONTAINING 898 square feet, or 0.02 acres, more or less.

The foregoing description is based on the survey dated April 24, 2013, revised May 1, 2013, prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 13-040, and is prepared from information shown on the plans for rebuilding Wedgewood Avenue (by Barge, Waggoner & Sumner, Inc.). No deed to GRANTOR was found for this strip of land.

In conveying the above-described Tract 2, it is GRANTOR'S intention to convey to GRANTEE any and all of GRANTOR'S right, title and interest in the land and rights appurtenant thereto lying between the northern margin of Tract 1 and the right-of-way margins of Beech Avenue and Wedgewood Avenue.

The foregoing Tracts 1 and 2 are the same property conveyed to GRANTOR by Quitclaim Deed of record as Instrument No. 20130530-0054253, said Register's Office.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 24th day of October, 2014.

HORSEPOWER, J.V.
a Tennessee joint venture and general partnership

By: _____
Earl H. Dunn, Jr.,
Managing General Joint Venturer

STATE OF TENNESSEE
COUNTY OF TENNESSEE

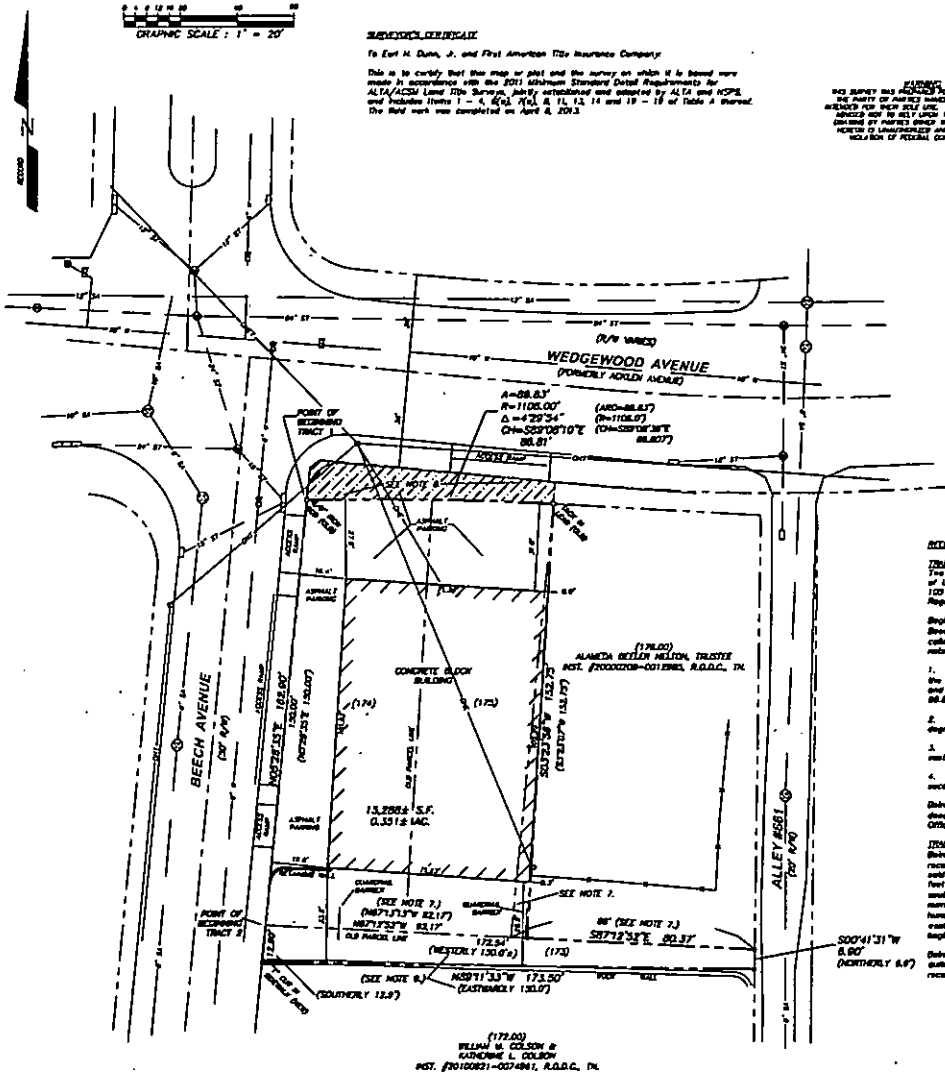
Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared Earl H. Dunn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing General Joint Venturer of Horsepower, J.V., a Tennessee joint venture and general partnership, the within-named bargainor, and that he as such Managing General Joint Venturer executed the foregoing instrument for the purposes therein contained by signing the name of Horsepower, J.V. by himself as Managing General Joint Venturer.

WITNESS my hand and seal in Nashville, Tennessee, this 21st day of October, 2014.

Joe Vaulx Crockett III

Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017



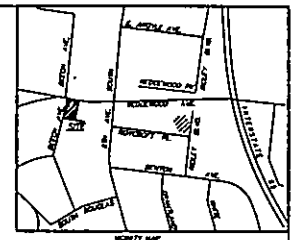


EXHIBIT A

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PROVIDED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THE KNOWLEDGE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN REFERENCE TO BE A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF SUCH INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. REMEMBER, DIAL CALL 1-615-259-1181 OR 1-800-351-1111.

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CLASS (A) SURVEY AS PER THE STANDARDS OF PRACTICE, CHAPTER 0820-3-.07 (OPTIONAL PRACTICE) ADOPTED BY THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS.

2. FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT'S FILE NO. UNKNOWN, COMMITMENT EFFECTIVE DATED APRIL 9, 2013 WAS FURNISHED TO THIS SURVEYOR.

3. ALL STATEMENTS WITHIN THE DESCRIPTION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES AND ENCROACHMENTS ARE BASED SOLELY ON VISIBLE EVIDENCE UNLESS OTHERWISE CALLED FOR. ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

4. THE SURVEYOR'S DESCRIPTION AND THE TITLE DESCRIPTION SHOWN HEREON ARE THE SAME PROPERTY.

5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) PER FEMA / FIRM MAP# 47037C0317F, EFFECTIVE DATE: APRIL 20, 2001, THE PROPERTY IS NOT IN A "SPECIAL FLOOD HAZARD AREA" ACCORDING TO THE CURRENT FEMA ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

6. SUBJECT SITE IS CURRENTLY ZONED "CS" (COMMERCIAL SERVICE) PER METRO PLANNING DEPARTMENT + ONLINE MAPPING PARCEL REPORT.

7. THE DEED FOR PARCEL 176 CALLS FOR "POINTS EASTERLY ONE" IN DESCRIBING ITS WEST LINE, SUCH ALONE ITS SOUTH LINE "EASTWARDLY 84 FEET TO THE WESTERN MARGIN OF AN ALLEY", RUNNING 84 FEET WEST FROM THE ALLEY (AS ESTABLISHED BY THIS SURVEY) ALONG THE SOUTH LINE OF PARCEL 176 ONLY BY ENCROACHMENT OF THE DEED FOR THE SUBJECT TRACT. PORTS (PARCEL 178) SOUTH LINE, AS RECORDED IN INC. 1057, PG. 95, CALLS FOR A DISTANCE OF 43 FEET, THE PREVIOUS DEED FOR PARCEL 174 AS RECORDED IN INC. 2005, PG. 118, CALLS FOR A DISTANCE OF 48 FEET, 2 INCHES. THE TOTAL OF THE TWO DEEDS CALLS IS 92 FEET, 2 INCHES (92.17') WHICH IS COMPARED BY THE CURRENT DEED FOR THE SUBJECT PARCEL.

8. WEDGEWOOD AVENUE (FORMERLY ACKLEN AVENUE) WAS RESURVEY AFTER THE RECORDING OF "WOODLEY PLACE PLAN", THE PLANS FOR REBUILDING WEDGEWOOD AVE. (81' RANGE, VARIOUSLY WIDE) AND BEECH AVE. SHOW A STRIP OF LAND BETWEEN THE RIGHT OF WAY AS SHOWN ON THAT "WOODLEY PLACE PLAN" AND THE PROPOSED RIGHT OF WAY / BACK OF SIDEWALK. NO DEED FOR THIS STRIP WAS FOUND BY THIS SURVEYOR. THE AREA FROM THIS STRIP TO BEING USED AND HAS BEEN USED BY THE PRESENT OWNER OF THE SUBJECT TRACT FOR ACCESS AND PARKING.

9. THE CALLS IN THE CURRENT DEED FOR PARCEL 180 LINES NOTED APPARENTLY TRANSFERRED FROM THE PREVIOUS OLDER INCORRECTLY. THE CALL ALONG THE SOUTH LINE IN THE PREVIOUS DEED CALLS FOR "EASTWARD (... ONE HUNDRED AND SEVENTY THREE AND FIVE TENTHS (173.5) FEET ALONG..." THE CALL ALONG THE NORTH LINE IS "... WESTERLY, AS A STRAIGHT LINE, 179 FEET MORE OR LESS...".

10. CALLS SHOWN (NAT) ARE RECORD CALLS.

SCHEDULE B – SECTION II EXCEPTIONS:

6. Matters shown on the plat of Woodley Place, as recorded in Bk. 57, Pg. 88 are shown hereon.

PROPERTY DESCRIPTION

Land situated in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being part of Lot No. 2 and all of Lots No. 3 and No. 4, of C. S. Caldwell's Subdivision of Lot 103, Woodley Place Plan, not of record and being more particularly described as follows:

Beginning at a 5/8" iron rod (old) at the intersection of the easterly right-of-way margin of Beech Avenue (a 30-foot wide right-of-way) and the southerly right-of-way margin of Wedgewood Avenue (formerly Acklen Avenue, right-of-way width varies) and proceeding as follows:

From the Point of Beginning and with the southerly right-of-way margin of Wedgewood Avenue, easterly along a curve for a distance of 88.63 feet, said curve is concave to the south, having a radius of 1105.00 feet and a central angle of 04°29'54" and being subtended by a chord which bears South 83°08'10" East, 88.61 feet to a back in road (old);
Thence, leaving said southerly right-of-way margin and along or near the westerly property line of Alameda Beelen Helton, Trustee, of Record by Instrument #20000208-0011980, Register's Office for Davidson County (R.O.D.C.), Tennessee, S29°13'56"E a distance of 152.75 feet to an iron rod (new);
Thence, S87°13'53"E a distance of 80.37 feet to an iron rod (new) on the westerly right-of-way margin of Alley #661 (a 20-foot wide right-of-way);
Thence, with said alley, S00°41'31"W a distance of 8.90 feet to an iron rod (new);
Thence, leaving said alley and along or near the northerly property line of William M. Colson and wife, Katherine L. Colson, of Record by Instrument #20100821-0074961, R.O.D.C., Tennessee, N89°11'33"W a distance of 173.50 feet to a "I" (new) cut in the sidewalk;
Thence, leaving said Colson and with the westerly right-of-way margin of Beech Avenue, N00°28'25"E a distance of 163.80 feet to the point of beginning and containing 13,286 Square Feet or 0.331 Acre, more or less.

Being the same property conveyed to Paul J. Ketchel, Jr. from Claude E. Blankenship, of Record in Deed Book 10229, Page 918, Register's Office for Davidson County, Tennessee.

SURVEYOR'S CERTIFICATE

To Earl H. Dunn, Jr. and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 – 4, 6(a), 7(a), 8, 11, 13, 14 and 19 – 19 of Table A thereof. The field work was completed on April 8, 2013.

WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. RIGHTS OF THIRD PARTIES ARE NEITHER SOLD NOR IN ANY WAY CONVEYED. ANY USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

DEED REFERENCE

TO: PAUL J. KETCHEL, JR.
FROM: CLAUDE E. BLANKENSHIP
RECORD B/C 10229, PG. 918, R.O.D.C., TN.

PLAT REFERENCE

PART OF LOT NO. 2 AND ALL OF LOTS NO. 3 AND NO. 4, C.S. CALDWELL'S SUBDIVISION OF LOT 103, WOODLEY PLACE PLAN.
NO RECORD

PROPERTY MAP REFERENCE

SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCELS 175.00, 177.00 AND 179.00 ON DAVIDSON COUNTY TAX MAP 105-10-0.

RECORD DESCRIPTION

TRACT ONE
Two tracts of land in Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 2 and all of Lots 3 and 4 on the plan of C.S. Caldwell Subdivision of Lot 103 Woodley Place Plan, not of record and being described according to a survey by Regan – Smith – Murphy & Associates, Inc. dated October 14, 1983, as follows:

Beginning at an iron pin set at the intersection of the easterly right-of-way line of Beech Avenue and the original south right-of-way line of Wedgewood Avenue (formerly called Acklen Avenue) and being the northwesterly corner of Lot No. 4 on the above noted plan of C.S. Caldwell Subdivision; thence,

1. with the original southerly right-of-way line of Wedgewood Avenue with a curve to the right (radius 1106.0') southeasterly a distance of 88.63 feet to a back in road and being a chord bearing and distance of S 83 degrees 08 minutes 38 seconds E, 88.607 feet; thence,

2. With the common line between Parcels (178) and (175) on Tax Map 105-10, S 3 degree 23 minutes 07 seconds W, 152.75 feet to an iron pin set; thence,

3. N87 degrees 13 minutes 13 seconds W, 92.17 feet to an iron pin set on the easterly right-of-way line of Beech Avenue; thence,

4. With the easterly right-of-way line of Beech Avenue N 3 degree 28 minutes 33 seconds E, 150.00 feet to the point of beginning and containing.

Being the same property conveyed to Blankenship and Cornett Partnership by Installment deed from Horace C. Pratt, unmarried, of record in Book 9713, page 983, Register's Office of Davidson County, Tennessee.

TRACT TWO
Being a part of lot number 105, in the Woodley Land Company's plan, which is recorded in the Register's Office of Davidson County, Tennessee, at Book 57, page 83; said part of lot 105 begins on the easterly margin of Beech Avenue, at a point 150 feet southerly from the southerly margin of Acklen Avenue, and running thence southerly with Beech Avenue, twelve and nine-tenths feet (12.9) to the corner of lot number 104 in said plan; thence eastwardly with the northerly line of said lot 104 one hundred fifty feet (150.0); thence northerly six and nine-tenths feet (6.9); thence westerly, in a straight line one hundred fifty feet (150.0) more or less, to the point of beginning.

Being a portion of the same property conveyed to Blankenship & Cornett Partnership by quitclaim deed from The Metropolitan Government of Nashville and Davidson County of record at Book 7777, page 562, Register's Office for Davidson County, Tennessee.

ALTA / ACSM LAND TITLE SURVEY
PAUL D. KETCHEL, JR. PROPERTY
FOR EARL H. DUNN, JR.
811 AND 813 WEDGEWOOD AVENUE,
WEDGEWOOD AVENUE & BEECH AVENUE,
SEVENTEENTH COUNCILMANIC DISTRICT,
METRO NASHVILLE – DAVIDSON COUNTY, TENNESSEE
DATE: 4-24-2013 CCPC JOB NO. 13-040

REVISED: 5-01-13 – PER ATTORNEY COMMENTS

CRAWFORD & CUMMINGS, P.C.
1070 21ST. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2081 FAX (615) 383-9871
EMAIL: ALANDCSURVEYORS.NET