BILL GARRETT, Davidson County
Trans:T20140096090 DEEDQC
Recvd: 12/23/14 14:14 10 pgs
Fees:52.00 Taxes:0.00
20141223-0117523

THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Hill Center Sylvan Heights, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

SEND TAX BILL TO:
Same

MAP-PARCELS
Map-Parcel Nos.:
091-16-0-294.00
091-16-0-296.00
091-16-0-297.00
091-16-0-300.00
091-16-0-303.00
091-16-0-304.00
091-16-0-305.00
091-16-0-306.00
091-16-0-313.00
091-16-0-314.00
091-16-0-315.00
091-16-0-316.00
091-16-0-317.00
091-16-0-318.00
091-16-0-319.00
091-16-0-320.00
091-16-0-321.00
091-16-0-322.00
091-16-0-323.00
091-16-0-330.00
091-16-0-331.00
091-16-0-332.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **HILL CENTER SYLVAN HEIGHTS, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest

in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is unimproved property located in Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 22nd day of December, 2014.

CATHY BOMAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: Celeste Patterson
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Vice President of H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the limited liability company.

Witness my hand and seal, this the 22 day of December, 2014.

Cathy Bomar
NOTARY PUBLIC

My Commission Expires: 1/9/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 23rd day of December, 2014.

Notary Public

My Commission Expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES:
JULY 2, 2018

EXHIBIT A

Property Descriptions

Tract I

Land being located in Davidson County, Tennessee, being Lot No. 1 on the plan of Subdivision of the Stump Reserve, as of record in Book 2, pages 74 and 78, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 1 fronts 60 feet on the southerly side of Charlotte Avenue and runs back between parallel lines with the westerly margin of 40th Avenue North formerly "C" Street or Stump Avenue, 150 feet to an alley.

Being a portion the same property conveyed to H. G. HILL REALTY COMPANY, by deed from H. G. HILL COMPANY, A CORPORATION, of record in Book 752, page 528, dated December 13, 1926, said Register's Office.

Tract II

Land being located in Davidson County, Tennessee, being Lot No. 2 on the plan of Subdivision of the Stump Reserve, as of record in Book 2, page 74 and 78, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 2 fronts 60 feet on the southerly side of Charlotte Pike or Avenue and runs back parallel lines 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY, by deed from OVA LOUISE RAMSEY, of record in Book 5164, page 337, dated June 27, 1977, said Register's Office.

Tract III

Land being located in Davidson County, Tennessee, being Lot No. 3 on the Map of the Stump Lands, as of record in Book 2, page 74, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 3 fronts 49 feet on the southerly side of Charlotte Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY, by deed from

LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES WALTER PICKLE, DECEASED, of record in Instrument No. 20031219-0181450, dated December 17, 2003, said Register's Office.

Tract IV

Land in Davidson County, Tennessee, described as follows:

Commencing at a point in the southerly right of way margin of Charlotte Avenue (80 foot right of way), said point being the Northwesterly corner of the H.G. Hill Realty Company Property of record in Deed Book 5117, page 18 Register's Office for Davidson County, Tennessee, said point also being at the point of intersection of Charlotte Avenue southerly right of way with the easterly margin of a 50 foot wide railroad right of way;

Thence, leaving said railroad with the southerly right of way margin of Charlotte Avenue (being the northerly margin of the above referenced property), in an easterly direction for 110 feet, more or less, to an iron pin (old), said pin being the northwesterly corner of the George Blank property of record as Instrument No. 20010924-0102920, and the point of beginning for the herein described tract;

Thence, continuing with said southerly right of way of Charlotte Avenue, North 88° 33' 00" East, 149.81 feet to an iron pin (old) at the northwesterly corner of the James W. Pickle property of record in Deed Book 4952, page 888, Register's Office for Davidson County, Tennessee;

Thence, leaving Charlotte Avenue right of way with the westerly line of said Pickle property, South 01° 28' 18" East, 159.81 feet to an iron pin (new), said pin being in the center of an abandoned alley (alley closed by Metropolitan Government Bill No. 68-531; REF: Deed Book 5117, page 138, Register's Office for Davidson County, Tennessee.

Thence, leaving Pickle and the centerline of said abandoned alley, South 88° 25' 32" West, 149.83 feet to an iron pin (new), said pin being a corner of H.G. Hill Realty Co. Property and being the southwesterly corner of said herein described Tract;

Thence, with the easterly line of H.G. Hill Realty Company and the westerly line of the herein described tract, North 01° 27' 53" West, 160.00 feet to the point of beginning, and containing 0.55 acres (23,957.30 square feet), more or less, according to a survey made by Timothy L. Haggard, Tennessee, R.L.S. #1604, May 8, 2002.

Also being the same property identified as Lot 4 in the subdivision of the Stump Reserve, of record in Plan Book 2, page 74, Chancery Court at Nashville, Davidson County, Tennessee, and Lots 5 & 6 on the Map of the Subdivision of the Lands of P.S. Stump, deceased, of record in Plat Book 2, page 74 and 78, Chancery Court of Nashville, Davidson County, Tennessee, and the Northerly 10 feet of an alley to the rear of said lots closed by Metropolitan Government Bill No. 68-531; REF: Deed Book 5117, page 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CHAMPION CAR WASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20100512-0036532, dated May 12, 2010, said Register's Office.

Tract V

Land in Davidson County, Tennessee, being Lot Nos. 7, 8 and the northerly 10 feet of an alley to the rear of said Lots (closed by Metropolitan Government Bill 68-531) and Lot Nos. 9, 10, 11, 12 and the southerly 10 feet of an alley to the rear of said Lots (closed by Metropolitan Government Bill 68-531) and also Lot No. 14 on the Plan of P.S. Stump, deceased, Subdivision as shown in Plan Book 2, pages 74 and 78 of the Chancery Court of Davidson County, Tennessee and also in Plan Book 2, page 78, of said Court.

Said Lot No. 7 fronts 50 feet on the southerly side of Charlotte Avenue and extends back between parallel lines 160 feet to the center of a closed alley measuring 50 feet thereon.

Said Lot No. 8 fronts 60 feet on the south side of Charlotte Avenue and runs back 160 feet on its east line and 167.6 feet on the west line to the center of a closed alley and shows 12 feet on said alley and is bounded on the west by the Railroad right-of-way.

Said Lot No. 9 fronts 27 feet on the north side of Park Avenue, formerly called First Street, and runs back 160 feet on its east line and 162.6 feet on its west line, to the center of a closed alley and shows 57 feet in the rear and is bounded on the west by the Railroad right-of-way.

Said Lot Nos. 10, 11 and 12 fronts 50 feet each on the north side of Park Avenue and extends back between parallel lines 160 feet to the center of a closed alley.

Said Lot No. 14 fronts 60 feet on the north side of Park Avenue (formerly First Avenue) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY CO., A CORPORATION, by deed from MARY S. SIEGRIST MCCORD, DOROTHY S. NOLAN, WARREN B. SLOAN II, VON STANFORD SLOAN AND JOHN W. NOLAN, III, of record in Book 5115, page 61 and corrected in Book 5117, page 138, dated February 17, 1977, said Register's Office.

Tract VI

Land being located in Davidson County, Tennessee, being Lot No. 13 on the plan of Subdivision of the Stump Reserve Tract, as of record in Book 2, page 78, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 13 fronts 49 feet on the northerly side of Park, formerly First Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY, by deed from MARGY NELL JACKSON, AN UNMARRIED WOMAN, of record in Instrument No. 20040719-0085550, dated July 12, 2004, said Register's Office.

Tract VII

Land being located in Davidson County, Tennessee, being Lot No. 15 on the P.S. Stump's Plan of Lots, known as "Stump's Reserve", as of record in Plan Book 2, page 74, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 15 fronts 60 feet on the northerly side of Park Avenue, formerly first Avenue and runs back between parallel lines, along the westerly margin of 40th Avenue, formerly "C" Street, 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY., A TENNESSEE CORPORATION, by deed from JAMES C. PICKETT, of record in Book 8663, page 163, dated June 26, 1992, said Register's Office.

Tract VIII

Land being located in Davidson County, Tennessee, being the southerly 61 1/2 feet of Lot No. 16 on the map of the Subdivision of the Lands of P.S. Stump, deceased, as of record in Book 2, page 74 and 78, Chancery Court at Nashville, to which plan reference is hereby made for a complete and accurate description thereof.

Beginning at a point 88 1/2 feet from the corner of Park Avenue and 40th Avenue; thence in a westerly direction 60 feet; thence in a southerly direction 61 1/2 feet to an alley; thence easterly 60 feet to the westerly margin of 40th Avenue north; thence northerly 61 1/2 feet to the point of beginning.

Being the same property conveyed to H. G. HILL REALTY CO., LLC, by deed from CURTISWOOD, LLC, of record in Instrument No. 20050818-0098448, dated August 15, 2005, said Register's Office.

Tract IX

Land being located in Davidson County, Tennessee, being the northerly 88.50 feet of Lot No. 16 on the map of the Subdivision of the lands of P.S. Stump, deceased as of record in Plan Book 2, pages 74 and 78, Chancery Court at Nashville, to which plan reference is hereby made for a complete and accurate description thereof.

Said part of Lot No. 16 fronts 60 feet on the southerly margin of Park Avenue formerly First Avenue and runs back between parallel lines 88.5 feet with the westerly margin of 40th Avenue

North, formerly "C" Street or Stump Avenue, to dead line.

Being the same property conveyed to PAC-HILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LINDA F. FORD, UNMARRIED, of record in Instrument No. 20100727-0058705, dated July 26, 2010, said Register's Office. Further conveyed to H. G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from PAC-HILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20111027-0083627, dated October 25, 2011, said Register's Office.

Tract X

Land being located in Davidson County, Tennessee, being Lot No. 17 in the Subdivision of the lands of P.S. Stump, deceased, a plan of which is recorded in Plan Book 2, page 74, Chancery Court at Nashville, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 17 fronts 60 feet on the southerly side of Park Avenue, formerly First Avenue and extends back in a southerly direction between parallel lines 150 feet to a 20 foot alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DONALD W. KERCE, JR., UNMARRIED, of record in Instrument No. 20060731-0091936, dated July 28, 2006, said Register's Office.

Tract XI

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Subdivision of P.S. Stump, of record in Plan Book 2, page 74, Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 18 fronts 49 feet on the south side of First Avenue, now Park Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to PAC-HILL, LLC by deed of record as Instrument No. 20100915-0073528, Register's Office for Davidson County, Tennessee. PAC-HILL, LLC subsequently merged with H.G. HILL REALTY COMPANY, LLC as evidenced by deed of record as Instrument No. 20111027-0083626, said Register's Office and Certificate of Merger of record as Instrument No. 20111027-0083847, said Register's Office.

Tract XII

Land in Davidson County, Tennessee, being Lot Nos. 19, 20, 21 and 49 on the Map of the Subdivision of the lands of P.S. Stump, deceased, of record in Plan Book 2, page 74, Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot Nos. 19, 20 and 21 front together 170.8 feet on the southerly side of Park Avenue, formerly First Street and runs back 150 feet on the easterly line and 150.2 feet on the westerly line,

with the easterly margin of the right-of-way of the Nashville, Chattanooga and St. Louis Railway to an alley, measuring 164.5 feet thereon.

Said Lot No. 49 fronts 181.5 feet on the northerly side of the first alley north of Nevada Avenue and runs back 365 feet on the easterly line and 365.2 feet on the westerly line, with the easterly margin of right-of-way of the Nashville Chattanooga and St. Louis Railway, to the southerly margin of the first alley south of Park Avenue, measuring 163.5 feet thereon.

Being the same property conveyed to H. G. HILL REALTY COMPANY, by deed from WENTWORTH CALDWELL COMPANY, INC., of record in Book 5128, page 972, dated March 28, 1977, said Register's Office.

Tract XIII

Land in Davidson County, Tennessee, being Lot No. 22 in the subdivision of what is known as the STUMP RESERVE in the old 13th Civil District, now in the Corporation of Nashville, a plan of which is of record in Plan Book 2, page 74, Chancery Court at Nashville, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 22 fronts 49 feet on the northerly side of Elkins, formerly Second Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to H.G. HILL REALTY COMPANY, LLC, by deed from JAMES WILLIAM JACKSON AND THELMA INEZ JACKSON, HUSBAND AND WIFE, of record in Instrument No. 20070402-0038908, dated March 29, 2007, said Register's Office.

Tract XIV

Land being located in Davidson County, Tennessee, being Lot No. 23, Lands of P.S. Stump, as shown on Plan of record in Chancery Plan Book 2, page 74, Chancery Court at Nashville, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to H. G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRANDON SHEPHERD, UNMARRIED, of record in Instrument No. 20110909-0070215, dated September 9, 2011, said Register's Office.

Tract XV

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of the Lands of P.S. Stump, deceased, called the Stump Reserve, as of record in Plan Book No. 2, page 78, Chancery Court for said County.

Said Lot No. 24 fronts 60 feet on the northerly side of Elkins Avenue, formerly 2nd Avenue, and runs back between the parallel lines with the westerly margin of 40th Avenue, North, formerly Stump Avenue, or "C" Street, 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT LINEWEAVER, II AND MILDRED A. LINEWEAVER, of record in Instrument No. 20090812-0076081, dated August 12, 2009, said Register's Office.

Tract XVI

Land in Davidson County, Tennessee, being Lot Nos. 25 and 27 in the Subdivision of P.S. Stump, deceased, of record in Plan Book 2, page 78, Chancery Court of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 49 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY, LLC, by deed from WILSON ENTERPRISES, INC., of record in Instrument No. 20070307-0027951, dated March 5, 2007, said Register's Office.

Tract XVII

Being Lot No. 26 on the plan of the Subdivision of the Phillip B. Stump "Reserved" tract of land, of record in Book 2, page 78, Chancery Court at Nashville, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 26 fronts sixty (60) feet on the southerly side of Second Avenue and runs back between parallel lines with the westerly margin of Stump Avenue parallel lines with the westerly margin of Stump Avenue or "C" Street, 150 feet to an alley.

Being the same property conveyed to H. G. HILL REALTY COMPANY, LLC, by deed from HAL WILSON, of record in Instrument No. 20070307-0027955, dated March 5, 2007, said Register's Office.