BILL GARRETT, Davidson County
Trans:T20150000992 DEEDQC
Recvd: 01/06/15 10:39 3 pgs
Fees:17.00 Taxes:0.00
20150106-0001231

Prepared by:

Bobo, Hunt, White & Burk
202 Regions Bank Bldg.
Shelbyville, TN 37160

The information contained herein was provided by the parties.

Tax Responsibility: (New Owner)

Coleman Partners, II - Owner
3030 Sidco Drive
Nashville, TN 37204

Map 117-15-003.00
Map 117-11-088.00
Map 117-15-004.00
NC

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ***COLEMAN PARTNERS***, a Tennessee joint venture, has this day bargained and sold and does hereby quitclaim and convey to ***COLEMAN PARTNERS, II***, a Tennessee general partnership, its successors and assigns, all the right, title, claim and interest which might have in certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Tract I:
Land in the 1st (formerly 7th) Civil District of Davidson County, Tennessee, being Lot A as shown on the Plan of Resubdivision of Lot 4 Glen Echo Subdivision, as recorded in Book 5200, page 321, Register's Office for Davidson County, Tennessee.

Tract II:
Land in the 1st (formerly 7th) Civil District of Davidson County, Tennessee, being the Reserved Parcel as shown on the Plan of Resubdivision of Lot 4 Glen Echo Subdivision, as recorded in Book 5200, page 321, Register's Office for Davidson County, Tennessee.

Tract III: (Leasehold)
Land in Davidson County, Tennessee, being part of the Nashville Electric Service parcel on the Plan of the Resubdivision of Lot 4, Glen Echo Subdivision, of record in Book 5200, page 321, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the northerly margin of Glen Echo Road, said monument marking the southeasterly corner of Lot A of the Resubdivision of Lot 4, Glen Echo Subdivision; thence with the easterly boundary of Lot A, according to the following three calls: North 22 deg. 59 E 310.05 feet to an iron pin; North 22 deg. 00' E 93.85 feet to an iron pin; North 10 deg. 27' 55" E 50 feet to an iron pin being the northeasterly corner of Lot A; thence leaving the boundary of Lot A South 88 deg. 09'

LAW OFFICES
BOBO, HUNT,
WHITE & BURK
SUITE 202,
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

East 21.34 feet to an iron pin in the westerly boundary of property owned by Ralph Massey, of record in Book 3999, page 810; thence with Massey's westerly line South 22 deg. 16' West 20.34 feet to an iron pin in the southwesterly corner of the Massey tract; thence with Massey's southerly boundary S 72 deg. 42' East 10.04 feet to a point marking the northwesterly corner of the Reserved Parcel as shown on the Plan of the Resubdivision of Lot 4, Glen Echo Subdivision; thence with the westerly boundary of said Reserved Parcel South 22 deg. 00' W 115.00 feet to an iron pin marking the southwesterly corner of said Reserved Parcel; thence South 22 deg. 00' W 15.95 feet to an iron pin; thence S 22 deg. 59' W 306.59 feet to an iron pin in the northerly margin of Glen Echo Road; thence N 77 deg. 24' 26" W 20.31 feet to the point of beginning.

The westerly portion of said leased property is a portion of that conveyed to Nashville Electric Service from Hayes A. Noel and wife, Vance Walker Noel, as recorded in Deed Book 2019, page 401, Register's Office for Davidson County, Tennessee; the easterly portion of said leased property is that property conveyed to Nashville Electric Service from J.M.R. Investments, as recorded in Deed Book 5679, page 84, Register's Office for said County.

Being the same property conveyed to Coleman Partners, a Tennessee joint venture, by Warranty Deed from R & M Investments, a partnership consisting of Alyne Q. Massey and Rodgers Properties Partnership, a Tennessee general partnership, dated October 19, 2004, of record in Instrument #20041021-0126757, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions.

WITNESS this 5th day of January, 2015.

COLEMAN PARTNERS, a Tennessee joint venture

BY: Steve Horrell, Managing Partner

Steve Horrell, Managing Partner

LAW OFFICES
BOBO, HUNT,
WHITE & BURK
SUITE 202,
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named, ***STEVE HORRELL***, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of ***COLEMAN PARTNERS***, a Tennessee joint venture, and is authorized by ***COLEMAN PARTNERS*** to execute this instrument on its behalf.

Witness my hand and official seal this 5th day of January, 2015.

LAURA GRIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Laura Grider
Notary Public

My commission expires: 8/23/2016

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Steve Horrell
Affiant

Subscribed and sworn to before me this the 5th day of January, 2015.

Laura Grider
Notary Public or Register

My commission expires: 8/23/2016

LAURA GRIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LAW OFFICES
BOBO, HUNT,
WHITE & BURK
SUITE 202,
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162