BILL GARRETT, Davidson County
Trans:T20150004919 DEEDQC
Recvd: 01/21/15 09:42 6 pgs
Fees:32.00 Taxes:0.00
20150121-0005760

THIS INSTRUMENT PREPARED BY:
Aaron R. Kaalberg
c/o H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SunTrust Bank, Nashville, Trustee c/o Cassidy Turley Attn: David Rogers 401 Commerce Street, Suite 2100 PO Box 305110 Nashville, Tennessee 37230	Same	A portion of 116-02-0A-016.00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC,** a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey to SunTrust Bank, as Trustee, an indivisible one-third (1/3) interest to each of the following three trusts: (i) Agreement with H.G. Hill & F. H. Caldwell Consolidated For F. Caldwell Jackson (Per Agreed Order Dated April 12, 1995), (ii) H.G. Hill & F. H. Caldwell Consolidated For Anne Caldwell Parsons (Per Agreed Order Dated April 12, 1995) QSST, and (iii) H.G. Hill & F. H. Caldwell Consolidated For Wentworth Caldwell (Per Agreed Order Dated April 12, 1995) ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts of land in Davidson County, Tennessee, as more particularly described on Exhibit A and Exhibit B attached hereto (as described and illustrated, the "Property).

[signature page follows]

WITNESS my hand effective as of the 7th day of January, 2015.

H.G. HILL REALTY COMPANY, LLC

By:_____
Name: Celeste Patterson
Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Celeste Patterson, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of H.G. Hill Realty Company, LLC, a limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 15th day of January, 2015.

_____
Notary Public

My Commission Expires: 9/11/17

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $0.

_____
Affiant

Sworn to and subscribed before me this 15th day of January, 2015.

_____
Notary Public

My Commission Expires: 9/11/17

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Tract 1-- Property Received by Closing of Fransworth Drive on February 9, 2012

Being a tract of land lying in Nashville, Tennessee, also being a portion of Fransworth Drive closed in Ordinance No. BL2012-90, easements retained, and being more particularly described as follows;

Commencing at the intersection with the easterly right-of-way line of Post Road, and the southerly right-of-way line of Farnsworth Drive, at a corner common with Lot 77 of the Revised Final Plat, Hill Place, as of record in Plat Book 9700, Page 190, at the Register's Office for Davidson County, Tennessee, also being the property of H.G. Hill Realty Co., as of record in Deed Book 731, Page 542, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Post Road, with the southerly right-of-way line of Fransworth Drive, and with the northerly property line of said Lot 77, South 60 deg 22 min 51 sec East, 309.93 feet to the easterly terminus of Fransworth Drive and the **TRUE POINT OF BEGINNING**;

Thence with the easterly terminus of Fransworth Drive, North 29 deg 37 min 09 sec East, 25.00 feet to a point in the southerly property line of Nashville Trust Co. Trustee, as of record in Deed Book 904, Page 20, at the Register's Office for Davidson County, Tennessee, and in Ordinance No. BL2012-90;

Thence with the southerly property line of Nashville Trust Co., Trustee, South 60 deg 22 min 51 sec East, 882.31 feet to a point;

Thence with a curve to the left, along an arc length of 49.45 feet, the central angle of which is 09 deg 26 min 36 sec, the radius of which is 300.00 feet, the chord of which is South 65 deg 06 min 09 sec East, 49.39 feet to a point in the westerly right-of-way line of CSX Transportation Railroad;

Thence with a curve to the right, along an arc length of 27.38 feet, the central angle of which is 00 deg 16 min 12 sec, the radius of which is 2809.79 feet, the chord of which is South 45 deg 16 min 40 sec West, 27.38 feet to a point;

Thence with the southerly boundary of the retained easement for the closed right-of-way line of Fransworth Drive, with a curve to the right, along an arc length of 41.95 feet, the central angle of which is 07 deg 23 min 43 sec, the radius of which is 325.00 feet, the chord of which is North 64 deg 04 min 43 sec West, 41.92 feet to a point;

Thence North 60 deg 22 min 51 sec West, 882.31 feet to the **POINT OF BEGINNING.** Containing 23,200 square feet or 0.533 acres more or less.

Being the southerly portion of Fransworth Drive closed in Ordinance No. BL2012-90, easements retained, as further illustrated as AREA I on Exhibit B hereto.

Tract 2– Property Received by Closing of Remainder of Fransworth Drive

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the right-of-way of Fransworth Drive, and being more particularly described as follows;

Beginning at a point in the easterly right-of-way line of Post Road, at a corner common with Lot 77 of the Revised Final Plat, Hill Place, as of record in Plat Book 9700, Page 190, at the Register's Office for Davidson County, Tennessee, also being the property of H.G. Hill Realty Co., as of record in Deed Book 731, Page 542, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Post Road, North 07 deg 40 min 16 sec East, 26.95 feet to a point in the center of Fransworth Drive;

Thence leaving the easterly right-of-way line of Post Road, with the center of Fransworth Drive, South 60 deg 22 min 51 sec East, 320.00 feet to a point in the easterly terminus of Fransworth Drive;

Thence leaving the center of Fransworth Drive, with the easterly terminus of Fransworth Drive, South 29 deg 37 min 09 sec West, 25.00 feet to a point in the northerly property line of said Lot 77;

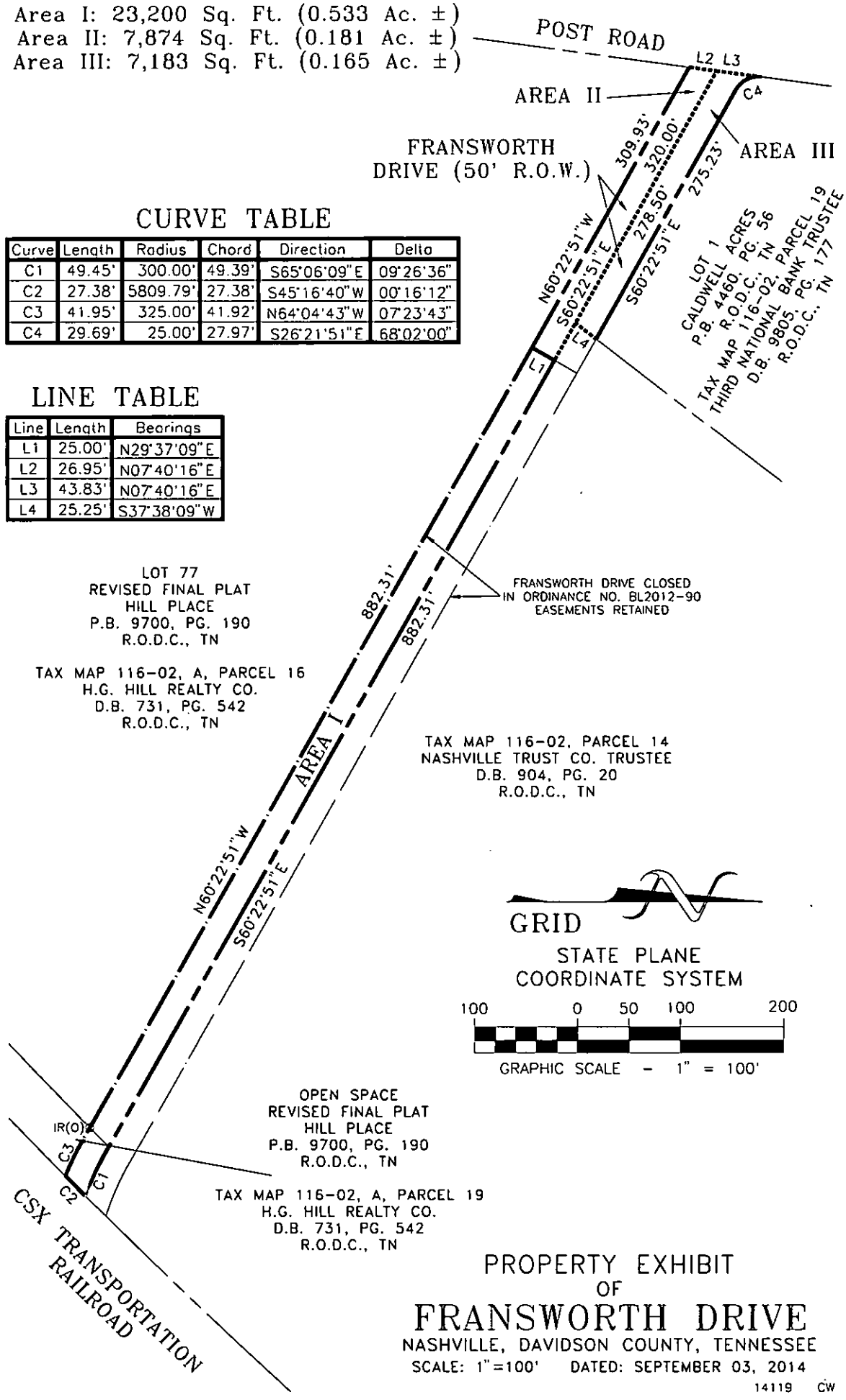
Thence with the northerly property line of said Lot 77, North 60 deg 22 min 51 sec West, 309.93 feet to the **POINT OF BEGINNING**. Containing 7,874 square feet or 0.181 acres more or less.

Being the southerly portion of Fransworth Drive closed in Ordinance No. BL2014-984, easements retained, as further illustrated on AREA II on Exhibit B hereto.

EXHIBIT B

DRAWING OF THE PROPERTY

Area I: 23,200 Sq. Ft. (0.533 Ac. ±)
Area II: 7,874 Sq. Ft. (0.181 Ac. ±)
Area III: 7,183 Sq. Ft. (0.165 Ac. ±)



CURVE TABLE

Curve	Length	Radius	Chord	Direction	Delta
C1	49.45'	300.00'	49.39'	S65°06'09"E	09°26'36"
C2	27.38'	5809.79'	27.38'	S45°16'40"W	00°16'12"
C3	41.95'	325.00'	41.92'	N64°04'43"W	07°23'43"
C4	29.69'	25.00'	27.97'	S26°21'51"E	68°02'00"

LINE TABLE

Line	Length	Bearings
L1	25.00'	N29°37'09"E
L2	26.95'	N07°40'16"E
L3	43.83'	N07°40'16"E
L4	25.25'	S37°38'09"W

PROPERTY EXHIBIT
OF
FRANSWORTH DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=100' DATED: SEPTEMBER 03, 2014
14119 CW