THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cyan Properties, LLC 590 Cheron Road Madison, Tennessee 37115	Same	Map 051-00-0 Parcel 055.00

FOR SUFFICIENT CONSIDERATION, and no monetary consideration, to create a singular taxing parcel and accessory use by the common owner, Cyan Properties, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim all of its interest unto Larry D. Craig, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

See Exhibit "A" attached hereto by virtue of a new boundary survey description.

Being the same property conveyed to Cyan Properties, LLC by Instrument No. 200704030039520, Register's Office for Davidson County, Tennessee and Instrument No. 201412220116630, said Register's Office.

The aforedescribed tract of land is further graphically depicted by that certain boundary exhibit attached hereto and following the written legal description.

The purpose of this quitclaim deed is to reflect the singular ownership by Cyan Properties, LLC of the two contiguous tracts, Lot 1, Nossi College of Art, and Lot 2 of Peak Returns to create a singular taxing parcel to become Map 051-00-0, Parcel 055.00 and to facilitate placement of an accessory use sign upon its owned Lot No. 2, Peak Returns plan of record.

This is improved property known as 590 Cheron Road, Madison, Tennessee 37115.

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

And now, I, the said Larry D. Craig, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Cyan Properties, LLC, a Tennessee limited liability company, its successors and assigns, all of my interest in the aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 14th day of January, 2015.

CYAN PROPERTIES, LLC

BY: _____
CYRUS VATANDOOST, CHIEF MANAGER

_____
LARRY D. CRAIG, TRUSTEE

BILL GARRETT, Davidson County
Trans:T20150005626 DEEDQC
Recvd: 01/23/15 08:53 4 pgs
Fees:27.00 Taxes:0.00
20150123-0006580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary, personally appeared Cyrus Vatandoost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Cyan Properties, LLC, the within named bargainor, a limited liability company, and that such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Cyan Properties, LLC as Manager.

Witness my hand and official seal, at Nashville, Tennessee, this 14th day of January, 2015.

NOTARY PUBLIC

My commission expires: 03-07-17

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2015.

NOTARY PUBLIC

My commission expires: 03-07-17

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to create a singular taxing parcel and accessory use by common owner, Cyan Properties, LLC, a Tennessee limited liability company.

AFFIANT

Sworn to and subscribed before me this 14th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 03-07-17

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

A tract of land in the 8th District, Davidson County, Tennessee. Tract being Lot 2 of the Final Plat Peak Returns, as recorded in Instrument Number 201411210107462, Register's Office, Davidson County, Tennessee, RODC, and Lot 1 of the Nossi College of Arts, as recorded in Instrument Number 200806030056591, RODC. Tract being bounded on the north Christian Schools, Inc., as recorded in Instrument Number 200608100098319, RODC, on the north and east by Mt. Calvary Missionary Baptist Church, as recorded in Book 8854, Page 829, RODC, on the east by Lot 1 of the Peak Business Park, as recorded in Instrument Number 200211220145274, RODC, on the north and east by Lot 1 of the said Final Plat Peak Returns, on the east by the western Right of Way (ROW) of Briarville Road, on the south by the northern ROW of Cheron Road and on the west by James, Fred, Trudie and Doris Thomas, as recorded in I.N. 20141107013199, RODC and by Joe W. and Janie T. Bates, as recorded in Book 8127, Page 267, RODC. Tract being described as follows:

POINT OF BEGINNING being at the southeastern corner of the said Thomas tract and being on said northern ROW; thence leaving said ROW with the common lines of said Thomas and Bates N 06° 19' 02" E 1013.74 feet to a point; thence along the common line of the said Christian Schools, Inc. tract S 87° 34' 49" E 251.36 feet to a point; thence along the common lines of the said Mt. Calvary Missionary Baptist Church S 06° 33' 54" W 334.17 feet to a point; thence S 83° 09' 46" E 251.58 feet to a point; thence S 06° 21' 28" W 414.24 feet to a point; thence along the common lines of said Lot 1 of the Peak Business Park and Lot 1 of the said Final Plat Peak Returns S 86° 03' 06" E 289.55 feet to a point on said western ROW; thence along said ROW S 06° 44' 16" W 8.29 feet to a point; thence with a curve to the right having a central angle of 88° 38' 25", a radius of 30.00 feet, a length of 46.41 feet and having a chord bearing and distance of S 51° 09' 38" W 41.92 feet to a point; thence along said northern ROW with a curve to the left having a central angle of 52° 39' 06", a radius of 268.73 feet, a length of 246.95 feet and having a chord bearing and distance of S 69° 09' 42" W 238.35 feet to a point; thence S 42° 50' 22" W 26.55 feet to a point; thence with a curve to the right having a central angle of an angle of 52° 03' 29", a radius of 271.56 feet, a length of 246.74 feet and having a chord bearing and distance of S 68° 51' 21" W 238.34 feet to a point; thence N 85° 06' 54" W 73.56 feet to a point; thence S 06° 07' 06" W 6.05 feet to a point; thence N 85° 06' 47" W 247.50 feet to the point of beginning.

Tract contains 444,145 square feet or 10.20 acres.

Bearings based on Tennessee State Plane Coordinate System.

NOTES

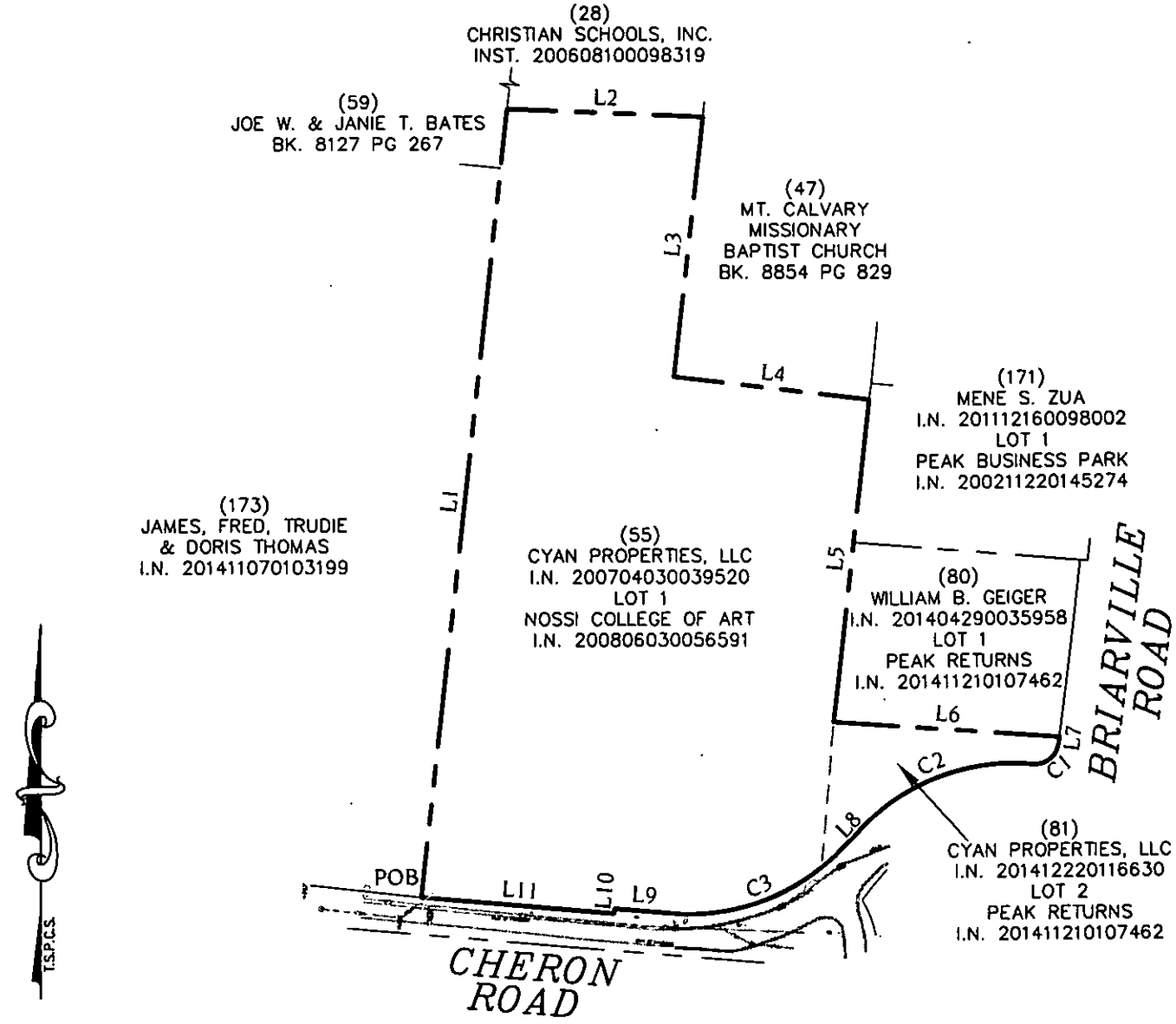
1. A PORTION OF THE PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS PART OF LOT 2 OF THE FINAL PLAT OF PEAK RETURNS AS RECORDED IN I.N. 201411210107462, RODC. AND IS LOT 1 NOSSI COLLEGE OF ARTS, AS RECORDED IN I.N. 200806030056591, RODC.

2. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

3. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	46.41'	30.00'	88°38'25"	29.30'	41.92'	S51°09'38"W
C2	246.95'	268.73'	52°39'06"	132.97'	238.35'	S69°09'42"W
C3	246.74'	271.56'	52°03'29"	132.62'	238.34'	S68°51'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	1013.74'	N06°19'02"E
L2	251.36'	S87°34'49"E
L3	334.17'	S06°33'54"W
L4	251.58'	S83°09'46"E
L5	414.24'	S06°21'28"W
L6	289.55'	S86°03'06"E
L7	8.29'	S06°44'16"W
L8	26.55'	S42°50'22"W
L9	73.56'	N85°06'54"W
L10	6.05'	S06°07'06"W
L11	247.50'	N85°06'47"W



Littlejohn

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.jeainc.com

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

Project:
NOSSI COLLEGE
DAVIDSON COUNTY
TENNESSEE

Title:
BOUNDARY EXHIBIT
SCALE: 1"=200'

Proj. # 20141534
Date: 01/7/15
Rev: 01/12/15

L:\Projects\2014\20141534\dwg\20141534_2015_ExhBR.dwg-Model Jan 12, 2015 - 7:25am jsthere