Davidson County DEEDQC
Recvd: 02/13/15 15:35 5 pgs
Fees:27.00 Taxes:0.00
20150213-0013574

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Valor Collegiate Academies 4527 Nolensville Road Nashville, Tennessee 37211	147-11-142	New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **R & B INVESTMENTS**, a Tennessee joint venture (the "**Grantor**"), hereby sells, assigns, and quitclaims to **VALOR COLLEGIATE ACADEMIES**, a Tennessee nonprofit public benefit corporation ("**Grantee**"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "**Property**").

This is improved property located in Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 13th day of February, 2015.

Notary Public
My Commission Expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 10th day of February, 2015.

GRANTOR

R & B INVESTMENTS
a Tennessee joint venture

By: _____

Name: Joseph U. Russell

Title: Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Mark E. Morrison, a Notary Public in and for the State and County aforesaid, personally appeared Joseph U. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of R & B Investments, the within named bargainor, a Tennessee joint venture, and that as such Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as such Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10 day of February, 2015.

_____
NOTARY PUBLIC
My Commission Expires: _____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT "A"

Land situated in the 27th Council District of Davidson County, Tennessee, being Lot 2 on the Final Plat Thompson Station Section One, Plat Book 9700, Page 874, in the Register's Office for Davidson County, Tennessee, said land being conveyed to R&B Investments from The Brothers of NC, LLC in Instrument Number 20030728-0104732, in said Register's office and being more particularly described as follows:

Commencing at the southeastern corner of Lot 1 of the aforementioned plat, thence westerly along the lot line, said line being in common with Lot 1 on the Resubdivision of Lot 1 Thompson Station, of record in Book 7900, Page 659 in said Register's office, being currently owned by JC Sun Investment, Inc., of record in Instrument Number 20080718-0073771 in said Register's office, a distance of 219 feet to a southeastern corner of Lot 2, being the point of beginning of the herein described land;
thence with the line of said Lot 1 for the following 3 calls;
thence South 88 degrees 20 minutes 40 seconds West, a distance of 135.00 feet to an iron pin with an orange cap;
thence South 01 degrees 28 minutes 11 seconds East, a distance of 79.85 feet to a PK Nail;
thence South 88 degrees 25 minutes 47 seconds West, a distance of 385.54 feet to an uncapped iron rod, said rod being on the line of Jamestown Place Condominiums, of record in Plat Book 6832, Page 936 in said Register's office;
thence leaving the line with said Lot 1 and with the line of Jamestown Place Condominiums, North 12 degrees 41 minutes 20 seconds East, a distance of 237.35 feet to a 2" iron pipe, said pipe being a southern corner of Summit Tennessee I, LLC, of record in Instrument Number 20140203-0009313 in said Register's office ;
thence with Summit Tennessee I, LLC for the next two calls;
thence South 88 degrees 42 minutes 37 seconds East, a distance of 40.04 feet to a point to an uncapped iron rod;
thence North 11 degrees 41 minutes 56 seconds West, a distance of 169.30 feet to an uncapped iron rod;
thence leaving the line of Summit Tennessee I, LLC and along an old, broken fence line with the line of Everado, of record in Instrument Number 20130124-0007933, the line of Ensley Cemetery to which no ownership document could be found, and the line of Whitlow, of record in Deed Book 3577, Page 290, all in said Register's office, South 85 degrees 11 minutes 04 seconds East, a distance of 455.00 feet to a point;
thence leaving said line and with Lot 1 on Final Plat Thompson Station Section One, Plat Book 9700, Page 874, being the lands of Mt. View, LLC, of record in Instrument Number 20050916-0111556, in said Register's office, South 01 degrees 31 minutes 56 seconds East, a distance of 264.04 feet to the point of beginning, having an area of 162,809.26 square feet, 3.738 acres.

Said property described according to a survey prepared by Christopher Lyle Goetz, RLS No. 2660, Dale & Associates, Project No. 14360, dated January 7, 2015, last revised February 3, 2015:

Being the same property conveyed to Valor Collegiate Academies, a Tennessee nonprofit public benefit corporation, by Deed of record in Instrument No. 20150213-0013573, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

