BILL GARRETT, Davidson County
Trans:T20150023645 DEEDQC
Recvd: 03/31/15 15:21 4 pgs
Fees:22.00 Taxes:0.00
20150331-0027893

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Future-Hill Investments, LLC 6000 Stags Leap Way Franklin, Tennessee 37064	SAME	080 00 0 076.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Warehousing and Fulfillment Specialists, LLC, the Grantor, by these presents does hereby quitclaim and convey unto Future-Hill Investments, LLC, a Tennessee limited liability company, the Grantee, its successors and assigns, all of its right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT A

This is improved property known as 1501 County Hospital Road, Nashville, Tennessee.

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

Witness its hand this 30th day of December, 2013.

WAREHOUSING AND FULFILLMENT SPECIALISTS, LLC

By: _____
Van E. Hill, Chief Manager

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 Van E. Hill, 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 Chief Manager of Warehousing and Fulfillment Specialists, LLC, the bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

WITNESS my hand and seal at Nashville, Tennessee, this 30th day of December, 2013.

_____
Notary Public

My Commission Expires: 3/7/2017

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 30th day of December, 2013.

_____
Notary Public

Commission Expiration Date: 3/7/2017

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

Legal Description

Commencing at an iron rod situated in the westerly margin of County Hospital Road, with the northerly margin of the Cheatham County Rail Authority Railroad;

Thence, with the northerly margin of said railroad, N 48deg59'00" W, a distance of 677.25 feet to the point of beginning of the herein described tract of land;

Thence, with the northerly margin of said railroad, N 48deg59'00" W, a distance of 955.37 feet to an iron rod;

Thence, leaving said railroad, N 50deg48'00" E, a distance of 848.06 feet to a concrete monument;

Thence, S 53deg30'00" E, a distance of 682.76 feet to an iron rod;

Thence, S 36deg29'49" W, a distance of 474.20 feet to an iron rod;

Thence, S 53deg25'02"E, a distance of 65.09 feet to an iron rod;

Thence, S 36deg29'49" W, a distance of 359.88 feet to an iron rod;

Thence, S 41deg01'00" W, a distance of 63.04 feet to the point of beginning and containing 705837.884 square feet or 16.204 acres of land.

Being the same property conveyed to Warehousing and Fulfillment Specialists, LLC by Warranty Deed of record as Instrument No. 20030822-0122413, Register's Office for Davidson County, Tennessee.

Together with all rights and obligations associated with that certain declaration of easement made by Bordeaux Warehouse Associates, LLC, dated as of August 19, 2003, of record as instrument number 20030822-0122410 in the Register's Office for Davidson County, Tennessee.