BILL GARRETT, Davidson County
Trans:T20150032711 DEEDQC
Recvd: 04/30/15 09:33 7 pgs
Fees:37.00 Taxes:0.00
20150430-0038627

This Instrument Prepared by: Box 44
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP – PARCEL NOS.
3500 Charlotte Pike Partners 4121 Hillsboro Road Suite 302 Nashville, TN 37215	Same	Map: 092-09 Parcels: 248.00, 249.00 250.00, 251.00, 253.00, 254.00 & 255.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, **Randy Stutts** (the "Grantor"), hereby releases and quitclaims unto **3500 Charlotte Pike Partners,** a Tennessee general partnership, any and all interest of Grantor in and to the property described on **Exhibit A** hereto, which is incorporated herein by this reference.

Being further described by a survey by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated February 23, 2015 as follows:

Legal Description Tract A:

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 70 (State Route 24, Charlotte Avenue) and 36th Avenue North intersection and being all of the Randy Stutts Property, as recorded as Instrument #20080205-0011948, 20080205-0011947, 20080205-0011946, 20100422-00360483 and 201004220030484 in the Register's Office of Davidson County, Tennessee, the W.S. Perry Jr. Property as recorded as Instrument #20061004-0123263 and 2001116-0113600 in the Register's Office of Davidson County, Tennessee, said property also being all of Lots 1, 2, 3, 4, 5, 81, 82 and 83 on the Subdivision of W.R. Wilson Tract as recorded in Plat Book 332, Page 161, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk monument at the northwesterly intersection of U.S. Highway 70 (State Route 24, Charlotte Avenue) and 35th Avenue North, said monument being a southeasterly corner of this tract;

Thence leaving said westerly right-of-way of 35th Avenue North and continuing along with the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) S 88°38'42" W a

distance of 270.16' to a new 1" brass disk monument, said monument being the easterly right-of-way of 36th Avenue North;

Thence leaving said northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and continuing along with the easterly right-of-way 36th Avenue North, S 02°13'09" W a distance of 150.29' to a new 1" brass disk monument, said monument being the southerly right-of-way of Alley #934;

Thence leaving said easterly right-of-way of 36th Avenue North and continuing along with the southerly right-of-way of Alley #934, N 88°38'42" E a distance of 272.22' to a new 1" brass disk monument, said monument being the westerly right-of-way of 35th Avenue North;

Thence leaving said southerly right-of-way of Alley #934 and continuing along with the westerly right-of-way of 35th Avenue North, N 01°26'02" E a distance of 150.18' to a new 1" brass disk monument, which is the point of beginning, having an area of 40,679 square feet, 0.93 acres more or less.

All bearings based on Tennessee State Plane (NAD 83).

Legal Description Tract B:

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 70 (State Route 24, Charlotte Avenue) and 36th Avenue North intersection and being all of the Randy Stutts Property, as recorded as Instrument #20080205-0011948, 20080205-0011947, 20080205-0011946, 20100422-00360483 and 201004220030484 in the Register's Office of Davidson County, Tennessee, the W.S. Perry Jr. Property as recorded as Instrument #20061004-0123263 and 2001116-0113600 in the Register's Office of Davidson County, Tennessee, said property also being all of Lots 1, 2, 3, 4, 5, 81, 82 and 83 on the Subdivision of W.R. Wilson Tract as recorded in Plat Book 332, Page 161, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk monument at the northwesterly intersection of Alley #934 and Alley #1148, said monument being a southeasterly corner of this tract;

Thence leaving said westerly right-of-way of Alley #1148 and continuing along with the southerly right-of-way of Alley #934, S 88°38'42" W a distance of 123.40' to a new 1" brass disk monument, said monument being the easterly right-of-way of 36th Avenue North;

Thence leaving said southerly right-of-way of Alley #934 and continuing along with the easterly right-of-way of 36th Avenue North, N 02°13'09" E a distance of 150.00' to a new iron pin monument, said monument being the southerly line of Lot 84 of the Subdivision of W.R. Wilson Tract as recorded in Plat Book 332, Page 161, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of 36th Avenue North and continuing along with the southerly line of Lot 84 of the Subdivision of W.R. Wilson Tract, S 88°06'04" E a distance of 120.99' to a new iron pin monument, said monument being the westerly right-of-way of Alley #1148;

Thence leaving said southerly line of Lot 84 of the Subdivision of W.R. Wilson Tract and continuing along with the westerly right-of-way of Alley #1148S 01°21'00" W a distance of 143.00' to a new iron pin monument; which is the point of beginning, having an area of 17,888 square feet, 0.41 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

The derivation of title to said property is described as follows:

Being all of the Randy Stutts Property, as recorded as Instrument #20080205-0011948, 20080205-0011947, 20080205-0011946, 20100422-0030483 and 201004220030484 in the Register's Office of Davidson County, Tennessee, the W.S. Perry Jr. Property as recorded as Instrument #20061004-0123263 and 2001116-0113600 in the Register's Office of Davidson County, Tennessee, said property also being all of Lots 1, 2, 3, 4, 5, 81, 82 and 83 on the Subdivision of W.R. Wilson Tract as recorded in Plat Book 332, Page 161, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of April, 2015.

Randy Stutts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Randy Stutts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28 day of April, 2015.

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2018

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

Affiant

Sworn to and subscribed before me this 28 day of April, 2015.

Notary Public

My commission expires: _____

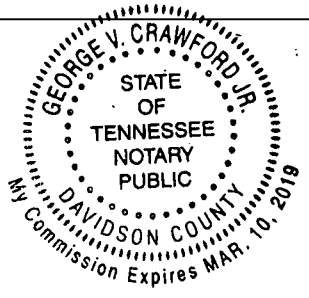


EXHIBIT A

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 5, on the Plan of the W.R. Wilson Tract, of record in Plat Book 332, page 161, Register's Office for Davidson County, Tennessee, approximately 62 feet by 150 feet, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Williams S. Perry and wife, Doris B. Perry, by deed of record in Book 5010, page 873, Register's Office for Davidson County, Tennessee. The said Doris B. Perry having since died on May 26, 1985, survived by her husband, William S. Perry, who died on June 25, 1998, intestate, Davidson County Probate No. 99P-97, leaving as his sole heirs-at-law Gloria J. Watson, Helen D. Jaynes, Norma G. Finch, Pamela L. Perry, and William Stanley Perry, Jr.

Gloria J. Watson, Helen D. Jaynes, Norma G. Finch, and Pamela L. Perry conveyed their interests to William Stanley Perry, Jr., by deed of record as Instrument No. 20001116-0113600, said Register's Office.

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of the W.R. Wilson Tract, of record in Plat Book 332, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to W. S. Perry and Joe Barnes, Jr., as tenants in common, by deed of record as Instrument No. 20020405-0042175, said Register's Office. Joe Barnes, Jr., conveyed his one-half undivided interest to W. S. Perry, Jr., by deed of record as Instrument No. 20061004-0123263, said Register's Office.

Tract 3:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of W.R. Wilson Tract of record in Plat Book 332, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Said Lot No. 4 fronts 50 feet on the northerly side of Charlotte Avenue, or Cedar Street, and extends back northwardly between parallel lines 150 feet to an alley.

BEING the same property conveyed to William S. Perry and wife, Doris B. Perry (incorrectly spelled "Dorris") by deed of record in Book 5010, page 869, Register's Office for Davidson County, Tennessee. The said Doris B. Perry having since died on May 26, 1985, survived by her husband, William S. Perry, who died on June 25, 1998, intestate, Davidson County, Probate No. 99P-97, leaving as his sole heirs-at-law Gloria J. Watson, Helen D. Jaynes, Norma G. Finch, Pamela L. Perry and William Stanley Perry, Jr.

Gloria J. Watson, Helen D. Jaynes, Norma G. Finch, and Pamela L. Perry conveyed their interests to William Stanley Perry, Jr., by deed of record as Instrument No. 20150430-0038625, said Register's Office.

Tract 4:

Being Lot No. 1 in the subdivision of the W. R. Wilson Tract, a plan of which is of record in the Plan Book No. 332, page 161, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 1 fronts 62.7 feet on the north side of Charlotte Avenue or Cedar Street, and extends back northwardly between parallel lines and with the western margin of Remy Street, 150 feet to an alley 15 feet wide.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20100422-0030483, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3500 Charlotte Avenue, Nashville, TN 37209.

Tract 5:

Being Lot No. 2 on the plan of Subdivision of the W. R. Wilson Tract, a plan of which is of record in the Plan Book No. 332, page 161, of the Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly margin of Charlotte Avenue and extends back northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20100422-0030484, Register's Office for Davidson County, Tennessee.

This unimproved property known as 3502 Charlotte Avenue, Nashville, TN 37209.

Tract 6:

Land in Davidson County, Tennessee, being Lot. No. 81 on the map of the Subdivision of W. R. Wilson Tract, of record in Book 332, page 161, Register's Office for said Comity.

Said Lot No. 81 fronts 50 feet on the easterly side of 36th Avenue North, formerly Fremont Street, and runs back 130 feet on the northerly line and 130.2 feet on the southerly line, with the northerly margin of an alley in the rear, measuring 43 feet thereon.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20080205-0011948, Register's Office for Davidson County, Tennessee.

This property is known as 408 36th Avenue, North, Nashville, Tennessee 37209.

Tract 7:

Land in Davidson County, Tennessee, being Lot. No. 82 on the map of the Subdivision of W. R. Wilson Tract, of record in Book 332, page 161, Register's Office for said County.

Said Lot No, 82 fronts 50 feet on the easterly side of 36th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument No. 20080205-0011947, Register's Office for Davidson County, Tennessee.

This property is known as 410 36th Avenue, North, Nashville, Tennessee 37209.

Tract 8:

Land in Davidson County, Tennessee being Lot No. 83 on the map of the Subdivision of the W R. Wilson Tract, West Nashville, as of record in Book 332, Page 161, Register's Office for said County.

Being said lot No. 83 fronts 50 feet on the easterly side of 36th Avenue, North, formerly Freemont Street and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20080205-0011946, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 412 36th Avenue, North, Nashville, Tennessee.