BILL GARRETT, Davidson County
Trans:T20150037257 DEEDQC
Recvd: 05/13/15 14:58 4 pgs
Fees:22.00 Taxes:0.00
20150513-0044073

# QUITCLAIM DEED

**THIS INDENTURE,** made this 5th day of August, 2014, from **AT&T CORP.**, (hereinafter referred to as "Grantor") unto **DISCOVER MADISON INC.,** a Tennessee 501 (C)(3) corporation (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

**WITNESSETH:**

**FOR AND IN CONSIDERATION OF** the sum of ONE AND NO/100 DOLLARS ($1.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby remise, release donate and forever QUITCLAIM to Grantee, its successors and assigns, all of its right, title and interest, if any, in and to that real property located in the City of Madison, County of Davidson, State of Tennessee including any improvements thereon ("Property"), being more particularly described as follows:

Lot 2, on the Resubdivision of Lot 2 of Section One of Madison South Central", recorded in Instrument No. 20070405-0041093 (RODCT). **Further described in Exhibit A** Source of title BK 6209 pg 255

GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY REVOKES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; AND SPECIFICALLY, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER MAY BE CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER ANY FEDERAL, STATE OR MUNICIPAL STATUTES, REGULATIONS, RULES, ORDINANCES, ORDERS, DECREES, OR ANY OTHER MANDATE, IN ANY FORM WHATEVER, HAVING THE FORCE

AND EFFECT OF LAW, INCLUDING BUT NOT LIMITED TO THE COMMON LAW OR ANY OTHER APPLICABLE RULES OF LAW, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE "AS IS" AND WITH ALL FAULTS. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WHATSOEVER. GRANTEE ASSUMES ALL RISK AND LIABILITY (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATING TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR, OR OPERATION OF THE PROPERTY.

Furthermore, Grantee acknowledges and agrees that the Property shall be used solely for public purposes. If the Property ceases to be used solely for public purposes, the Property shall revert immediately back to the Grantor.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed by Grantor as of the day and year first above written.

**AT&T CORP.**

By: _____

E Gary Bohler – Associate Director- CRE Transactions

Prepared by-Gary Bohler
8201 Hwy 21
Hillsboro, MO 63050
New owner: Discover Madison, LLC
301 B Madison Street
Madison, Tn. 37115

send tax bills to: new owner

map & parcel 42-16-162.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
13 Day of May, 2015.
Deputy Register

## ACKNOWLEDGMENT

STATE OF Missouri )
) ss.
COUNTY OF Jefferson )

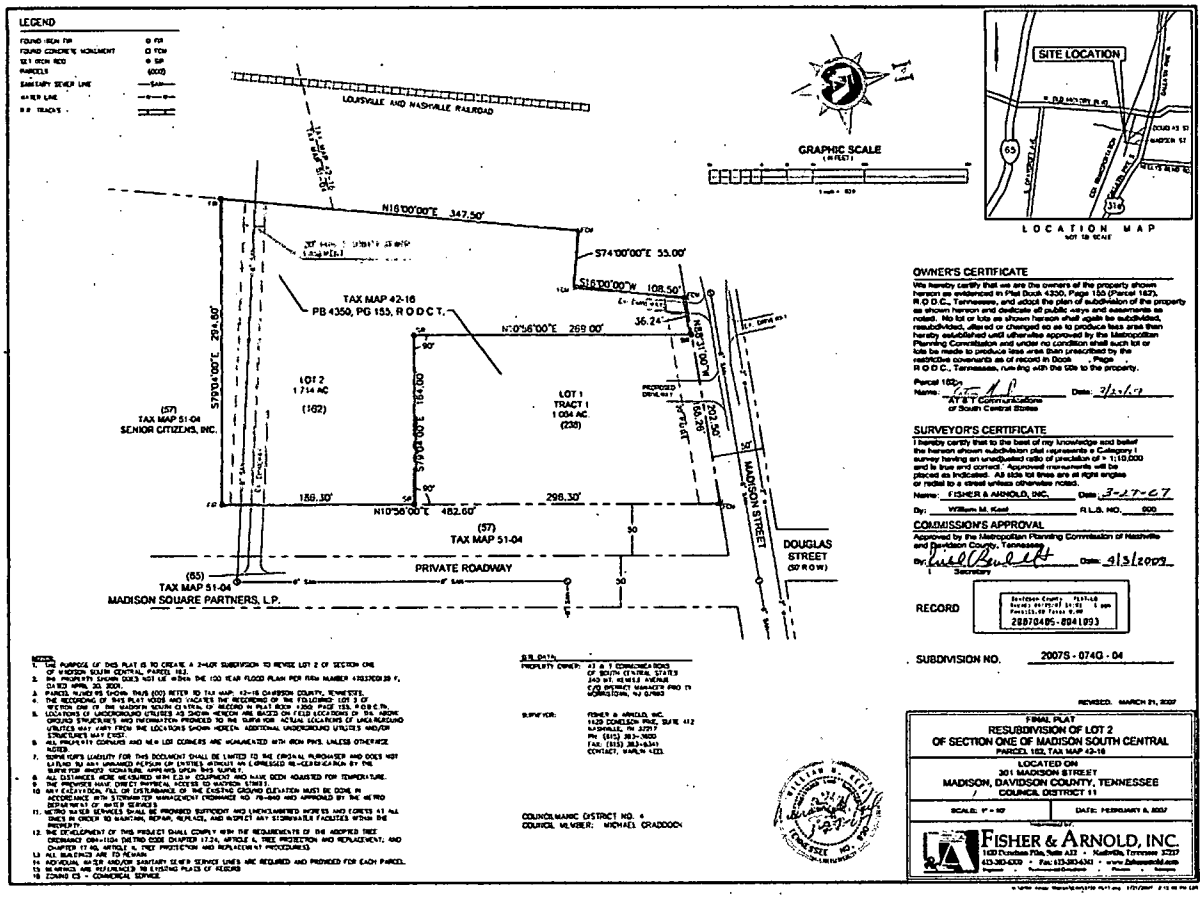
BEFORE ME, the undersigned authority, on this 5th day of AUGUST, 2014, personally appeared E Gary Bohler, known to me to be the person whose name is subscribed to the foregoing instrument as a Associate Director- CRE Transactions of **AT&T CORP.**, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of the corporation.

Sarah R Henry
Notary Public

(SEAL)
My commission expires: April 11, 2016

SARAH R. HENRY
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF JEFFERSON
COMMISSION # 12382106
My Commission Expires: April 11, 2016

# Exhibit A


LEGEND
LOUISVILLE AND NASHVILLE RAILROAD
GRAPHIC SCALE
SITE LOCATION
LOCATION MAP
N16°00'00"E 347.50'
S74°00'00"E 55.00'
S16°00'00"W 108.50'
TAX MAP 42-16
PB 4350, PG 155, R O D C T.
N 0°56'00"E 269.00'
36.24'
S79°04'00"E 294.50'
LOT 2
1.714 AC.
(162)
LOT 1
TRACT 1
1.004 AC.
(238)
(57)
TAX MAP 51-04
SENIOR CITIZENS, INC.
PROPOSED DRIVEWAY
MADISON STREET
DOUGLAS STREET
(50' R O W)
156.30'
S79°04'00"E 164.00'
298.30'
N10°56'00"E 482.00'
(57)
TAX MAP 51-04
PRIVATE ROADWAY
(65)
TAX MAP 51-04
MADISON SQUARE PARTNERS, L.P.
OWNER'S CERTIFICATE
SURVEYOR'S CERTIFICATE
COMMISSION'S APPROVAL
RECORD
SUBDIVISION NO. 2007S - 074G - 04
REVISED: MARCH 21, 2007
FINAL PLAT
RESUBDIVISION OF LOT 2
OF SECTION ONE OF MADISON SOUTH CENTRAL
PARCEL 162, TAX MAP 42-16
LOCATED ON
301 MADISON STREET
MADISON, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT 11
SCALE: 1" = 50'
DATE: FEBRUARY 8, 2007
FISHER & ARNOLD, INC.
COUNCILMANIC DISTRICT NO. 4
COUNCIL MEMBER: MICHAEL CRADDOCK