BILL GARRETT, Davidson County
Trans:T20150040199 DEEDQC
Recvd: 05/22/15 15:42 4 pgs
Fees:22.00 Taxes:0.00
20150522-0047651

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1450

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blackstone Development, Inc. 508 Mansion Drive Brentwood, TN 37027	New Owner	173-00-0-184.00 173-00-0-189.00 173-00-0-107.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 21 day of May, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Magna Development Corp, a Tennessee corporation and Mark Anthony Travierso,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Blackstone Development, Inc., a Tennessee corporation,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of real property at 1015 Barnes Road, in Antioch, Davidson County, State of Tennessee. Being described in more detail according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of Barnes Road and Stanford Village Drive thence N 53° 22'11" W a distance of 1172.05 feet to an iron rod in the southern right of way of Barnes Road being the True Point of Beginning and having Tennessee State Plane Coordinates of North : 616545.06

East : 1764662.30; thence with the common line with Wair as of record in Book 5056, page 365, RODCT and Book 999, page 267, S 6°38'07" W for 1183.65 feet to an iron rod at the NW corner of Stanford Village Section 2 Inst #. 20010226-0017614; thence with the common line with Stanford Village S 6°26'53" W for 157.23 feet to an iron rod at the NW end of Stanford Village Drive; thence with the west end of the right of way of Stanford Village Drive S 6°28'50" W for 50.00 feet to an iron rod; thence continuing with Stanford Village Section 2 S 6°28'30" W for 319.83 feet to a nail in the root of a tree; thence N 83°40'58" W for 79.08 feet to an iron rod; thence continuing with Stanford Village S 6°13'16" W for 201.73 feet to an iron rod; thence continuing with Stanford Village South 6°13'16" W for 918.86 feet to an iron rod in the northern line of Sugar Valley as of record in Book 20021210, page 152156, RODCT; thence with Sugar Valley's northern line N 82°42'24" W for 782.00 feet to an iron rod at the NE corner of Hurley-Y as of record in Book 20010815, page 008793, RODCT; thence with Hurley-Y North 77°53'26" W for 129.73 feet to an iron rod at Ariel M. Elam's SE corner as of record in Book 8466, page 586, RODCT; thence with Elam's eastern line N 7°04'04" E for 1383.90 feet to Eric Delvin et al's SW corner as of record in Book 19991229, page 0308231, RODCT; thence continuing with Elam N 7°04'04" E for 157.00 feet to an iron rod; thence continuing with Elam N 9°30'21" E for 156.35 feet to an iron rod at Linda Wittaker's SW corner as of record in Book 10507, page 591, RODCT; thence with Wittaker's south line S 82°08'44" E for 452.92 feet to an iron rod; thence with Wittaker's eastern line N 7°12'46" E for 1201.58 feet to an iron rod in the southern Right of way of Barnes Road; thence with said right of way S 79°04'54" E for 31.23 feet to an iron rod at the NW corner of Tract 2; thence continuing with said right of way S 77°33'48" inches E for 220.13 feet to an iron rod at the NW corner of Tract 1; thence continuing with the right of way of Barnes Road S 77°33'48" E for 140.42 feet to an iron rod being the beginning of a horizontal curve, the radius point of which bears S 14°55'54" W, and 268.33 feet, thence along said curve through a central angle of 24°25' 02" for length 114.35 feet to the True Point of Beginning of Delvin Downs containing 2169205.1 square feet or 49.80 acres, more or less. Description is based on a Category 1 Urban Land Survey dated August 12, 2005, performed by Walter H. Davidson, RLS, TN Registration No. 1467.

LESS and EXCEPT:

Real property on the south side of Barnes Road, in the 31st Council District of Nashville, Davidson County, State of Tennessee.

Commencing at the point of beginning at the NW terminus of Stanford Village Road at an iron rod having Tennessee State Plane coordinates of North: 615213.10 East: 1764507.88; thence with the western boundary of Stanford Village Subdivision S 06°29' 02" W for a distance of 187.64 feet to a point; thence with a new line N 74°22'27" W for a distance of 176.25 feet; thence N 69°19'49" W for a distance of 156.95 feet; thence N 07°52'20" E for a distance of 47.30 feet; thence N 06°28'03" E for a distance of 143.69 feet; thence N 06°28'03" E for a distance of 34.75 feet; thence N 00°10'26" W for a distance of 56.16 feet; thence N 03°27'50" W for a distance of 50.00 feet; to the beginning of a horizontal curve, the radius point of which bears N 03°27'50" W, and 225.00 feet, thence along said curve through a central angle of 02°08'40" for 8.42 feet; thence N 13°55'15" W for a distance of 133.34 feet; thence N 83°01'29" inches W for a distance of 42.91 feet; thence N 82°46'54" W for a distance of 85.32 feet to a point in the common line with Linda Whittaker as of record in Book 10507, page 691, RODCT; thence with said common line N 07°12'46" E for a distance of 1083.17 feet to an iron rod in the southern margin of Barnes Road; thence with the said margin S 79°04'55" E for a distance of 31.23 feet to an iron rod; thence continuing with said margin S 77°33'48" E for a distance of 220.13 feet to an iron rod; thence continuing with said margin S 77°33'48" E for a distance of 140.42 feet; to the beginning

of a horizontal curve, the radius point of which bears S 14°55'54" W, and 268.33 feet, thence along said curve through a central angle of 24°25'02" for 114.35 feet to an iron rod; thence with the common line with George W. Wair as of record in Book 999, page 267, S 6°38'07" W for a distance of 1183.65 feet to an iron rod; thence S 6°26'53" W for a distance of 157.23 feet; to the point of beginning of Phase 1 Delvin Downs, containing 695880.6 square feet or 15.975 acres more or less.

Being the same property conveyed to Magna Development Corp, a Tennessee corporation, and Mark Anthony Travierso, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee corporation, dated December 14, 2012, of record in Instrument No. 20121217-0115835, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: Barnes Road, Antioch, TN 37013

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 21 day of May, 2015.

Mark Anthony Travierso

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mark Anthony Travierso**, the within named bargainor, 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.

IN WITNESS WHEREOF, this the 21 day of May, 2015.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires:

MAGNA DEVELOPMENT CORP,
a Tennessee corporation

By: _____
Larry J. Hasty, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Larry J. Hasty**, 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 Secretary of Magna Development Corp, the within named bargainor, a Tennessee corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

IN WITNESS WHEREOF, this the 21 day of May, 2015.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public
My Commission Expires: