BILL GARRETT, Davidson County
Trans:T20150043436 DEEDQC
Recvd: 06/03/15 11:08 2 pgs
Fees:12.00 Taxes:0.00
20150603-0051728

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 15023002** ***Quitclaim Deed to convey Survey Description of property***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29th day of May, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

QUITCLAIM DEED

Address New Owner: Lebanon Pike Partners 2002 Richard Jones Road Suite C 208 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 09400007400 (Parcel 1) 09400007500 (Parcel 2)

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jan B. Todd, Trustee of the Thomas W. Beasley Family Trust u/a/d November 12, 2007** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Lebanon Pike Partners, LLC** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Beginning at an iron pipe with cap on the southern right of way of Lebanon Pike, being the northwest corner; thence N77° 42' 01"E 462.88 feet along said southern right of way of Lebanon Pike to a 1/2" iron pipe, being the northeast corner; thence S03° 17' 42"W 398.69 feet to a ¾" rebar at the base of an 18" beech tree, being the southeast corner; thence S77° 36' 48"W 373.32 feet to a 5/8" rebar w/ yellow cap marked "Schneider Corporation", being the southwest corner; thence N09° 37' 00"W 385.00 feet to the point of beginning, containing 160,731 square feet equal to 3.69 acres, more or less, as surveyed by Philip B. Taylor, R.L.S. TN No. 1459 on August 21, 2007.

Being the same property conveyed to Jan B. Todd, Trustee of the Thomas W. Beasley Family Trust by Executor's Deed from Jan B. Todd, Executor, recorded on the 17th day of April, 2012 in Instrument No. 20120417-0032757, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed of record in Instrument No. 20150603-0051727, Register's Office of Davidson County, Tennessee.

This is improved property known as 1405-1407A Lebanon Pike Nashville, TN 37210.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2015.

Jan B. Todd, Trustee of the Thomas W. Beasley Trust U/A/D November 12, 2007

Jan B Todd Trustee

Jan B. Todd, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan B. Todd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Jan B. Todd, is a trustee of Trustee of the Thomas W. Beasley Trust U/A/D November 12, 2007, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of May 2015.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015

7-6-15