QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150049308 DEEDQC
Recvd: 06/19/15 15:36 5 pgs
Fees:27.00 Taxes:0.00
20150619-0059102

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 19th day of June, 2015.

Notary Public

My Commission Expires: 9-11-17

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mike Ford Custom Builders, LLC 390 Mallory Station Franklin, TN 37067	104-09-0-088.00 104-09-0-089.00 104-09-0-093.00 Part of 104-09-0-140.00 104-09-0-143.00 104-09-0-121.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, WELCH COLLEGE ("Grantor"), a Tennessee non-profit corporation, does hereby quitclaim and convey unto MIKE FORD CUSTOM BUILDERS, LLC ("Grantee"), a Tennessee limited liability company, its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See Exhibit A, attached and incorporated herein.

This is improved property known as 3532, 3614, 3612 Richland, the south side of Richland Avenue and 3606 and 3622 West End Avenue and 151 Craighead Avenue, Nashville, Davidson County, Tennessee

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

Grantor hereby reserves an easement over and across the alleyway property to the north of Lot 35 in Block 5 on the Plan of Richland Realty Company's First Subdivision, Division "A", of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee and as described in the unrecorded plan dated April 1906 and attached hereto as Exhibit B ("Unrecorded Plan") for the purpose of providing a permanent non-exclusive easement for access and for ingress and egress for pedestrian and vehicular traffic to the real property of Grantor and its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of June, 2015.

GRANTOR:

WELCH COLLEGE,
a Tennessee non-profit corporation

By: _____
Matthew Pinson
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Matthew Pinson, 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 he is the President of Welch College, a Tennessee non-profit corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 19th day of June, 2015.

Kimberley J. Raymond
NOTARY PUBLIC

My Commission Expires: 9-11-17

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal description

Tract I – Map/Parcel 10409008800 (3614 Richland Avenue)
Map/Parcel 10409008900 (3612 Richland Avenue)

Land in Davidson County, Tennessee, being Lot Nos. 133, 135, 137 and the east 35 feet of Lot No. 139, Block 6 Division "A", Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, as shown on the Unrecorded Plan and described to an unrecorded survey by Early L. Miller, Jr., dated July 29, 1969.

Being the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed from THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, of record in Book 8227, page 878, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Tract II – Map/Parcel 10409009300 (3532 Richland Avenue)

Parcel One

Land in Davidson County, Tennessee, being Lot Nos. 113 and 115 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for said County and as shown on the Unrecorded Plan.

Being the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed from DOROTHY A. STANTON AND HUSBAND, R.T. STANTON, of record in Book 4569, page 849, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Parcel Two

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Nos. 117, 119 and 121, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, in the Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but said lots as shown on the Unrecorded Plan.

Being a portion of the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE, by deed from SAM L. FELTS, JR., RECEIVER, of record in Book 2097, page 171, dated October 2, 1952, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office

Tract III - Map/Parcel 10409012100 (151 Craighead Avenue)

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled the Map of Richland Realty Company's Division "A", of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, to which plan shown according to an unregistered copy of a survey thereof showing said property divided into lots, and as shown on the Unrecorded Plan, as follows:

Being a portion the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE, by deed from LESLIE CAMPBELL BLIGH, SR., CONNIE BLIGH AND PAULINE BLIGN BAKER, BEING ALL OF THE HEIRS AT LAW OF MARY T. BLIGH, DECEASED, of

record in Book 4045, page 998, dated August 10, 1966, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Tract IV- Map/Parcel 10409014300 (3622 West End Avenue) and
- Part of Map/Parcel 10409014000 (3606 West End Avenue)

BEING A TRACT OF LAND IN DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 143.00 AND A PORTION OF PARCEL 140.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 104-09. BEING BOUNDED ON THE SOUTH BY THE RICHLAND HOUSE CONDOMINIUMS PROPERTY OF RECORD IN DEED BOOK 7380, PAGE 470 IN THE REGISTERS'S OFFICE FOR DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.) AND THE REMAINING PORTION OF PARCEL 140.00, AND WEST END AVENUE (87' PUBLIC RIGHT-OF-WAY); ON THE WEST BY CRAIGHEAD AVENUE (70' PUBLIC RIGHT-OF-WAY); ON THE NORTH BY RICHLAND AVENUE (70' PUBLIC RIGHT-OF-WAY); AND ON THE EAST BY THE ELIZABETH S. BURKE PROPERTY OF RECORD IN INSTRUMENT #20140203-0009498 R.O.D.C.T. AND ALSO THE SHERITH ISRAEL CONGREGATION PROPERTY OF RECORD IN DEED BOOK 7804, PAGE 619 AND DEED BOOK 1781, PAGE 500 R.O.D.C.T. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING AN IRON ROD (OLD) IN THE SOUTHERLY R/W OF RICHMOND AVENUE BEING THE NORTHWEST CORNER OF THE SAID BURKE PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY BEING DESCRIBED, HAVING A NORTHING OF 657,077.6354 AND AN EASTING OF 1,724,568.1133 (NAD83); THENCE LEAVING RICHLAND AVENUE WITH THE WESTERN LINE OF THE SAID BURKE PROPERTY AND CONTINUING WITH THE WESTERN LINE OF THE SAID SHERITH ISRAEL PROPERTY SOUTH 23 DEGREES 38 MINUTES 59 SECONDS EAST, PASSING AN IRON ROD (OLD) AT 124.13 FEET FOR A TOTAL DISTANCE OF 201.27 FEET TO AN IRON ROD (NEW); THENCE SOUTH 66 DEGREES 31 MINUTES 15 SECONDS WEST 99.19 FEET TO AN IRON ROD (NEW); THENCE SOUTH 23 DEGREES 27 MINUTES 14 SECONDS EAST, 201.52 FEET TO AN IRON ROD (NEW) IN THE NORTHERN R/W OF WEST END AVENUE; THENCE LEAVING THE SAID SHERITH ISRAEL PROPERTY WITH THE NORTHERN R/W OF WEST END AVENUE SOUTH 66 DEGREES 32 MINUTES 46 SECONDS WEST, 381.03 FEET TO AN IRON ROD (NEW) BEING THE SOUTHEAST CORNER OF THE SAID RICHLAND HOUSE CONDOMINIUMS PROPERTY; THENCE LEAVING WET END AVENUE WITH THE SAID CONDOMINIUMS EASTERN LINE NORTH 23 DEGREES 27 MINUTES 14 SECONDS WEST, 201.35 FEET TO AN IRON ROD (NEW); THENCE WITH THE NORTHERN LINE OF THE SAID CONDOMINIUMS PROPERTY AND CONTINUING WITH THE NORTHERN LINE OF THE REMAINING PARCEL 140.00 SOUTH 66 DEGREES 31 MINUTES 15 SECONDS WEST, 200.54 FEET TO AN IRON ROD (NEW) IN THE EASTERN R/W OF CRAIGHEAD AVENUE; THENCE LEAVING THE REMAINING PROPERTY WITH THE EASTERN R/W OF CRAIGHEAD AVENUE NORTH 23 DEGREES 27 MINUTES 14 SECONDS WEST, 201.25 FEET TO AN IRON ROD (NEW) IN THE SOUTHERN R/W OF RICHLAND AVENUE; THENCE LEAVING CRAIGHEAD AVENUE WITH THE SOUTHERN R/W OF RICHLAND AVENUE NORTH 66 DEGREES 31 MINUTES 08 SECONDS EAST, 680.08 FEET THE POINT OF BEGINNING.

Being a portion of the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deeds of record in Book 1300, page 647, Book 2590, page 85, Book 3034, page 381, Book 3407, page 225, Book 3936, page 214, Book 5381, page 672 and Book 4916, page 775, said Register's Office, and being a portion of the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed of record in Book 2097, page 171, said Register's Office; and being the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed from TENNESSEE BAR ASSOCIATION of record as Instrument No. 20030630-0090195, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Exhibit B

Unrecorded Plan

