BILL GARRETT, Davidson County
Trans:T20150050714 DEEDQC
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Fees:17.00 Taxes:0.00
20150624-0060778

This Instrument Prepared By:
Madison L. Mitchell
Burr & Forman, LLP
511 Union Street, Suite 2300
Nashville, Tennessee 37219

Address New Owner/ Send Tax Bills to:
JJJ Hobbs, LLC
2607 Crump Drive.
Nashville, TN 37214

Tax Parcel:
095-04-0-040.00

Property Address:
2501 Lebanon Road
Nashville, Tennessee 37214

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hobbs & Sons, L.P., a Tennessee limited partnership, (hereinafter the "GRANTOR"), does hereby transfer and convey unto JJJ Hobbs, LLC, a Tennessee limited liability company (hereinafter the "GRANTEE"), its successors and assigns, all of its right, title and interest in and to that certain tracts or parcels of land lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by reference as if copied verbatim.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.

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IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed by and through its duly authorized officer as of this 24th day of June, 2015.

GENERAL PARTNER:

J.A.H., INC.

By: James R Hobbs
James R. Hobbs

Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a notary public of the state and county aforementioned, James R. Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the President of the General Partner of Hobbs & Sons, L.P. and is authorized to execute this instrument on behalf of Hobbs & Sons, L.P.

Witness my hand and seal, at office, this 24th day of June, 2015.

Melanie Mayes
NOTARY PUBLIC

[SEAL] MELANIE MAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

My Commission Expires: 9-10-2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

James R Hobbs
AFFIANT

Subscribed and sworn to before me this 24th day of June, 2015.

MELANIE MAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Melanie Mayes
Notary Public
My Commission Expires: 9-10-2018

EXHIBIT A

2501 Lebanon Road - Being the Northwest portion of Lot No. 1, except parts of said Lot No. 1 now in the Highway, as shown on the Plan of G. W. Vaughan and Ellis Brothers Subdivision of the Arch Harper home place, as recorded in the Register's Office of Davidson County, Tennessee, in Book 332, page 172, and beginning at a stake on the South margin of Lebanon Pike, as widened, at a point North 78° 45' East, 15.9 feet from the intersection of the South margin of Lebanon Pike and the East margin of McGavock Lane as widened; runs thence with the South margin of Lebanon Pike, as widened, North 78° 45' East, 114.1 feet to a stake in the West line of property still owned by Archie C. Combs and wife; thence on a new line with Combs West line, South 1° 49' West, 125 feet to a spike in a corner of the Combs property; thence continuing with the Combs property South 78° 45' West, 130 feet to a stake in the East margin of McGavock Lane, as widened; thence along the East margin of McGavock Lane, as widened North 1° 49' East, 109.1 feet to a stake; thence with a curve to the right of radius 20 feet, the length of arc 26.8 feet to the beginning, according to a survey made by John M. Sullivan, County Surveyor, on November 8, 1952.

Being the same property as that conveyed to Hobbs & Sons, L.P. by instrument of record as Instrument No. 20071231-0149025 and by the *Sheriff's Deed* of record at Instrument Number 20110420-0030468, both in the Register's Office of Davidson County, Tennessee.