This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (CTH)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150063943 DEEDQC
Recvd: 08/04/15 09:18 3 pgs
Fees:18.00 Taxes:99.90
20150804-0076879

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel No.:**
The Porter Village Partners, a Tennessee general partnership 5250 Virginia Way, Suite 100 Brentwood, Tennessee 37027	SAME	part of 072-15-270.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Russell S. Jenkins** (the "Grantor"), does hereby quitclaim and convey unto **The Porter Village Partners,** a Tennessee general partnership (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

ATTACHED HERETO AS EXHIBIT A

This is improved real property with mailing address of part of 1516 Riverside Drive, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 27 day of July, 2015.

GRANTOR:

Russell S. Jenkins

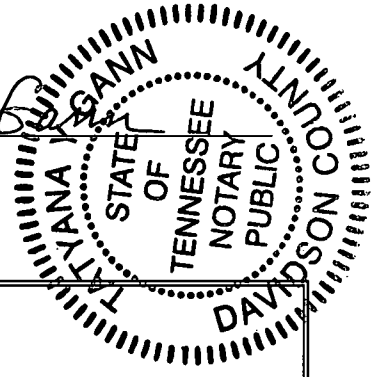
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Russell S. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to execute the foregoing instrument for the purpose therein contained, by personally signing his name above.

Witness my hand, at office, this 27 day of July, 2015.

Tatyana Gann
Notary Public

My Commission Expires: March 6, 2018



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $27,000.00.

AFFIANT

Subscribed and sworn to before me, this ____ day of July, 2015.

Tatyana Gann
NOTARY PUBLIC

My Commission Expires: March 6, 2018

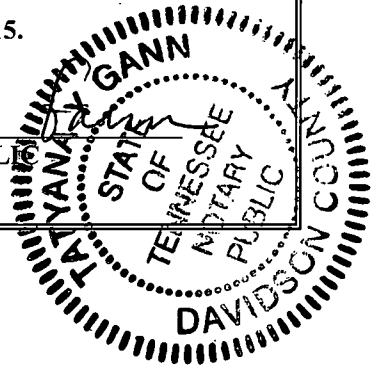


EXHIBIT A

LAND SITUATED IN THE 7th COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE EAST BY PORTER ROAD, ON THE NORTH BY HOLLIS C.J. INMAN PROPERTY AS RECORDED IN DEED BOOK 6408, PAGE 469, REGISTER OFFICE IN DAVIDSON COUNTY, TENNESSEE, JAMES D. BEARD & JESSICA HINES BEARD PROPERTY AS RECORDED IN INSTRUMENT NUMBER 20130730-0079182, REGISTER OFFICE IN DAVIDSON COUNTY, TENNESSEE, SANDRA LOUISE JOHNSON & BRUCE KENNETH JOHNSON PROPERTY AS RECORDED IN INSTRUMENT NUMBER 20080904-0090522, REGISTER OFFICE IN DAVIDSON COUNTY, TENNESSEE AND DRAGON PARK, LLC. AS RECORDED IN INSTRUMENT NUMBER 20141222-0116716, REGISTER OFFICE IN DAVIDSON COUNTY, TENNESSEE, PROPERTY, ON THE EAST BY DRAGON PARK, LLC. PROPERTY AND RUSSELL S. JENKINS PROPERTY AS RECORDED IN INSTRUMENT NUMBER 20090528-0048946, REGISTER OFFICE IN DAVIDSON COUNTY, TENNESSEE, AND ON THE SOUTH BY CHARLES D. POINTER AND ALICE M. POINTER AS RECORDED IN DEED BOOK 9036, PAGE 618, REGISTER OFFICE IN DAVIDSON COUNTY, TENNESSEE AND PORTER TRACE PARTNERS II, LLC. PROPERTIES AS RECORDED IN INSTRUMENT NUMBER 20150113-0003582, REGISTER OFFICE IN DAVIDSON COUNTY, TENNESSEE.

THENCE, FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CAHAL AVENUE AND PORTER ROAD IN A SOUTHERLY DIRECTION 163'+/- TO AN EXISTING 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF HOLLIS C. J. INMAN PROPERTY ;
THENCE, CONTINUING WITH SAID LINE S 82°59'04" E, 14.92 FEET TO AN IRON ROD SET AT THE NORTHWEST PROPERTY CORNER OF PROPOSED LOT 1 AND BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY;

THENCE, S 82°59'04" E, WITH THE SOUTHERLY PROPERTY LINES OF HOLLIS C. J. INMAN, JAMES D. BEARD & JESSICA HINES BEARD AND SANDRA LOUISE JOHNSON & BRUCE KENNETH JOHNSON A DISTANCE OF 298.08 FEET TO AN IRON ROD SET AT DRAGON PARK, LLC. INSIDE SOUTHWEST PROPERTY CORNER;

THENCE, S 06°33'17" W, A DISTANCE OF 110.62 FEET TO AN IRON ROD SET AT THE SOUTHERN MOST SOUTHWEST CORNER OF DRAGON PARK, LLC. PROPERTY;

THENCE, S 82°21'34" E, A DISTANCE OF 23.00 FEET TO AN IRON ROD SET AT THE NORTH WEST PROPERTY CORNER OF RUSSELL S. JENKINS;

THENCE, S 07°15'54" W, A DISTANCE OF 112.74 FEET TO AN IRON ROD SET IN THE NORTHERLY LINE OF CHARLES D. POINTER AND ALICE M. POINTER PROPERTY;

THENCE, N 82°44'06" W, A DISTANCE OF 195.17 FEET TO AN IRON ROD FOUND IN POINTER NORTH LINE;

THENCE, N 83°13'58" W, A DISTANCE OF 4.32 FEET TO AN IRON ROD FOUND AT THE NORTH EAST PROPERTY CORNER OF PORTER TRACE PARTNERS II, LLC. PROPERTIES;

THENCE, N 82°44'13" W, A DISTANCE OF 223.27 FEET TO AN IRON ROD SET AT THE PROPOSED RIGHT OF WAY DEDICATION OF A PLAT TO BE RECORDED;

THENCE, N 31°33'18" E, A DISTANCE OF 243.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 80,404.66 SQUARE FEET, 1.846 ACRES, THIS SURVEY WAS PREFORMED BY DALE AND ASSOCIATES INC. ON JUNE 11, 2015 UNDER THE SUPERVISION OF STEVEN C. MATTHEWS, A REGISTER LAND SURVEYOR IN THE STATE OF TENNESSEE, RLS# 2352.

BEING THE SAME PROPERTY CONVEYED TO PATANE HAMILTON TRUST, IN PARCELS 251 & 358 IN INSTRUMENT NUMBER 20140314-0021601 AND ASHLEY SAMUEL, LAND TRUST, IN PARCELS 270 & 252 IN INSTRUMENT NUMBER 20120302-0018534, AS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And

Being the same property conveyed to Russell S. Jenkins by Quitclaim Deed of record as Instrument No. 20090528-0048946, in the Register's Office of Davidson County, Tennessee.