Davidson County DEEDQC
Recvd: 08/11/15 11:14 5 pgs
Fees:27.00 Taxes:0.00
20150811-0080284

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Cliff Lawn Partners<br>3011 Armory Drive<br>Suite 130<br>Nashville, TN 37204 | Same | Map 116-2<br>Parcel 23 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARRY M. CALDWELL, as Trustee of the Barry M. Caldwell Qualified Personal Residence Trust under agreement dated May 29, 1995, does hereby quitclaim and convey to CLIFF LAWN PARTNERS, a Tennessee general partnership, its successors and assigns, certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

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

This is improved property known as 103 Hillwood Boulevard, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 14 day of July, 2015.

Barry M. Caldwell

Barry M. Caldwell, as Trustee of the Barry M. Caldwell Qualified Personal Residence Trust under agreement dated May 29, 1995

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Barry Caldwell, a Notary Public, Barry M. Caldwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who, further acknowledged that she is the Trustee of the Barry M. Caldwell Qualified Personal Residence Trust under agreement dated May 29, 1995 and is authorized to execute this instrument on behalf of the trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of July, 2015.

Cathy Bomar
Notary Public

CATHY BOMAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
1/9/2016

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

Barry M. Caldwell
Affiant

Subscribed and sworn to before me this 14 day of July, 2015.

Cathy Bomar
Notary Public

CATHY BOMAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
1/9/2016

## EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Twenty-Fourth Councilmanic District, Davidson County, Tennessee, located on the southernly margin of Hillwood Drive between Wilsonia Avenue and Memphis-Bristol Highway, being a part of Lot 3, shown on the Plan of Caldwell Acres, of record in Book 4460, Page 56, Register's office in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northwesterly right-of-way of Memphis-Bristol Highway, said point being the southeasterly end of a radius return located in the southwesterly quadrant of the intersection of said Memphis-Bristol Highway and Hillwood Drive;

THENCE, with said right-of-way of Memphis-Bristol Highway, S 43° 50' W, 1,156.70 feet to the common front corner to Lots 3 and 4 shown on said plan;

THENCE, leaving said Highway with the line between said lots, passing over the CSX Transportation Railroad and Richland Creek, N 43° 25' W, 945.2 feet;

THENCE, leaving said lot line, N 35° 28' E, 325.2 feet to a point;

THENCE, at right angles S 54° 32' E, 340.97 feet to the westerly edge of a private drive;

THENCE, along the westerly edge of said drive with the arc of a curve to the right, 126.8 feet to a point, said curve having a central angle of 33° 16' 10", a radius of 218.44 feet, a tangent distance of 65.3 feet, and a chord of S 89° 42' 30" E, 125.06 feet;

THENCE, S 73° 04' E, 35.8 feet to a point;

THENCE, continuing along said drive with the arc of a curve to the left, 66.0 feet to a point; said curve having a central angle of 63° 02' 59", a radius of 60.00 feet, a tangent distance of 36.80 feet, and a chord of N 75° 24' 09" E, 62.74 feet;

THENCE, N 43° 53' E, 107.57 feet to the southerly right-of-way of Hillwood Drive;

THENCE, in a southeasterly direction with said right-of-way and along the arc of a curve to the left and passing over said private drive, 188.25 feet to a point; said curve having a central angle of 26° 02' 41", a radius of 414.07 feet, a tangent distance of 95.77 feet, and a chord of S 59° 08' 07" E, 186.61 feet;

THENCE, continuing with said right-of-way passing over said CSX Transportation Railroad and Richland Creek, S 72° 10' E, 198.5 feet to a point;

THENCE, with the arc of a curve to the left, 191.20 feet to a point, said curve having a central angle of 62° 36', a radius of 175.00 feet, a tangent distance of 106.40 feet, and a chord of N 76° 32' 00" E, 181.83 feet;

THENCE, continuing with said right-of-way N 45° 14' E, 166.4 feet to a point;

THENCE, with the arc of a curve to the right, 34.12 feet to point, said curve having a central angle of 17° 00', a radius of 115.00 feet, a tangent distance of 17.19 feet, and a chord of N 53° 44' 00" E, 34.00 feet;

THENCE, continuing with said right-of-way with the arc of a sharp curve to the right, 43.83 feet to a point in the northwesterly right-of-way of Memphis-Bristol Highway, the point of beginning, said curve having a central angle of 161° 36', a radius of 15.54 feet, a tangent distance of 95.9 feet and a chord of S 36° 58' 00" E, 30.60 feet;

Containing 572,073 square feet or 13.13 acres, more or less.

The above described parcel is subject to the following:

1) A ten-foot public utility and drainage easement adjacent to and running parallel to the southerly boundary, as shown on the plan of Caldwell Acres of record in Book 4460, Page 56, R.O.D.C.

2) A fifteen-foot water line easement of record in Book 843, Page 53, R.O.D.C.

3) A sewer line easement of record in Book 3506, Page 2, and Book 3506, Page 20, R.O.D.C.

4) The channel and flow of Richland Creek.

5) A fifty-foot right-of-way owned by the CSX Transportation Railroad.

6) Parcel is subject to any such state of facts an accurate title report may disclose.

This description is the same as in the prior deed.

Being the same property conveyed to Barry M. Caldwell, as Trustee of the Barry M. Caldwell Qualified Personal Residence Trust under agreement dated May 29, 1995, by Quitclaim Deed from Barry M. Caldwell dated May 29, 1995, recorded in Book 10021, page 137, Register's Office for Davidson County, Tennessee.

Affidavit

I, Lucretia Albert do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Heather C. Dye, a notary public for this county and state, Lucretia Albert who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary signature

My Commission Expires: 11/3/2015

Notary Seal:

