This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 08/21/15 13:50 2 pgs
Fees:12.00 Taxes:0.00
20150821-0084710

ADDRESS OF NEW OWNER:
SHUTE LANE LLC
c/o Odell Binkley, Jr.
P.O. Box 145
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MAP & PARCEL:
064 15 0 007.00

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of $10.00, the receipt of which is hereby acknowledged, **BINKLEY FAMILY INVESTMENTS, L.P.,** has bargained and sold, and does hereby remise, release and forever quitclaim unto **SHUTE LANE LLC**, its successors and assigns, their entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the revised Plan of Lenox Square, as of record in Book 5210, Page 282, and Instrument No. 20050317-0029719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description, and being more particularly described as follows:
>
> Beginning at a point in the easterly margin of Shute Lane, said point being approximately 775.16 feet north of the right-of-way return monument lying on the easterly margin of Shute Lane at its intersection with U.S. Highway 70 (Lebanon Road); thence continuing along the easterly margin of Shute Lane, N 04 degrees 38 minutes 10 seconds E a distance of 160.00 feet to a point; thence leaving Shute Lane, N 88 degrees 17 minutes 08 seconds E a distance of 517.25 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 30.02 feet to a point; thence N 89 degrees 53 minutes 52 seconds W a distance of 40.00 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 148.75 feet to a point in the northerly margin of a 30 foot wide joint access easement between Lot No. 3 and Lot No. 2 on the said Revised Plan of Lenox Square; thence N 89 degrees 33 minutes 44 seconds W a distance of 489.64 feet to the point of beginning, containing approximately 82,615 square feet or 1.87 acres, more or less.
>
> BEING the same property conveyed to Binkley Family Investments, L.P. by Quitclaim Deed from Odell Binkley, Jr., Mary Evelyn Binkley, Odell Regg Binkley, and Jeffrey A. Smith of record as Instrument No. 20110512-0036580 in the Register's Office for Davidson County, Tennessee.

Grantors make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is improved property known as:
625 and 627 SHUTE LANE
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21st day of August, 2015.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of August, 2015.

BINKLEY FAMILY INVESTMENTS, L.P.
By: Odell Binkley, Jr.
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odell Binkley, Jr., who indicated he is the managing member of Binkley Family Investments, L.P. and authorized to execute documents on its behalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 21st day of August, 2015.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

CERTIFICATION
I, Toni Rutgerson, 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.

Toni Rutgerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2015 personally appeared before me, David J. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

David J. Waynick

My Commission Expires:

DAVID J. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires July 25, 2016