BILL GARRETT, Davidson County
Trans:T20150080762 DEEDQC
Recvd: 09/22/15 15:13 5 pgs
Fees:27.00 Taxes:0.00
20150922-0096434

THIS INSTRUMENT PREPARED BY:
Robert W. Rutherford, Attorney
1312 Sixth Avenue North
Nashville, Tennessee 37208

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Plow Horse Partners, LLC	Same	10308004800
4200 West End Av., #307, Nashville, TN 37205		10308004900

QUITCLAIM DEED

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

The actual consideration or value, whichever is greater for this transfer is $ -0- .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 21st day of September, 2015.

NOTARY PUBLIC
My commission expires: June 9, 2017

MIGUEL CHAVARIN
COMM. # 2028173
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
June 9, 2017

FOR AND IN CONSIDERATION of the sum of $1.00, in hand paid, the receipt of which is hereby acknowledged, Grantor, Plow Horse Partners, LLC, for the express purpose of combining the two parcels contained herein into one parcel, do by these presents hereby quitclaim and convey unto Grantee, Plow Horse Partners, LLC, its successors and assigns, all right, title and interest in and to the following described tracts or parcels of land, to wit:

TRACT I:

Land in Davidson County, Tennessee, being part of Block No. 28 on the Map of Sylvan Park Company's Plan as of record in Book 332, page 104, Register's Office for said County, described as follows:

Beginning at the southwest corner of the property conveyed to Robert R. Gibson and wife, by deed from Alvin Bowling and wife, of record in Book 1261, page 609, said Register's office; thence with said Gibson's southerly line eastwardly 150 feet to the westerly margin of 45th Avenue North; thence south 50 feet more or less to the northwest corner of map/parcel 10308004800; thence westwardly150 feet, more or less, to the easterly margin of an alley, thence with said alley northwardly 50 feet more or less to the beginning.

Tract I is further known as map/parcel 10308004900.

TRACT II:

Land in Davidson County, Tennessee, being part of Block No. 28 on the map of a part of Sylvan Park, as of record in Book 332, page 104, Register's office for said County, described as follows:

Beginning at the northwest corner of Murphy Road and 45th Avenue North; thence with the westerly margin of 45th Avenue North, northwardly 75 feet, more or less, to a point; thence westwardly 150 feet to the easterly margin of an alley; thence with said alley, southwardly 33 feet, more or less, to the northerly margin of Murphy Road; thence with said road eastwardly 150 feet, more or less, to the beginning.

Tract II is further known as map/parcel 10308004800.

Both parcels being part of the same property conveyed to Plow Horse Partners, LLC by Warranty Deed from James L. Chandler, Jr. (1/3 interest), Judith Bryant (1/3 interest), and Thomas H. Ware, Trustee of the Chandler Family Trust fbo Deborah Mangrum uwo James L. Chandler, Sr., Deceased (1/3 interest), dated August 12, 2013 of record in Instrument No. 20131105-0114754, Register's Office of Davidson County, Tennessee.

The purpose of this deed is to combine the parcels known as map/parcel 10308004800 and map/parcel 10308004900 contained herein into one parcel known as 10308004900, so that only one tax parcel identifies these parcels which have common ownership.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

All Land Use Restrictions previously recorded pursuant to T.C.A. 68-212-225 as Instrument Number 20130305-0021877 shall remain in full force and effect only as to that portion of the combined parcel known as Tract II, further identified as map/parcel 10308004800; but nothing herein shall be construed to subject that portion of the combined parcel known as Tract I to the Land Use Restrictions referenced above.

IN WITNESS WHEREOF, I have set my signature, this the 21st day of September 2015.

Plow Horse Partners, LLC

Guy Y. Marsh
President

STATE OF California)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named Guy Y. Marsh, President, Plow Horse Partners, LLC, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on the 21st day of September, 2015

Notary Public

My Commission Expires: June 9, 2017

MIGUEL CHAVARIN
COMM. # 2028173
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
June 9, 2017

CALIFORNIA NOTARY CERTIFICATE OF ACKNOWLEDGMENT/JURAT ADDENDUM (FOR USE IN CA ONLY)

For use for CA Notary Acknowledgment only:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On September 21, 2015 before me Miguel Chavarin, Notary Public (here insert name and title of officer), personally appeared Guy Marsh who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached QuitClaim Deed [name of document] instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
_____(Signature)

(SEAL)

MIGUEL CHAVARIN
COMM. # 2028173
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
June 9, 2017

For use for CA Notary Jurat only:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego
Subscribed and sworn to (or affirmed) before me on this 21st day of September, 2015, by Guy Marsh, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal_____

Signature_____

MIGUEL CHAVARIN
COMM. # 2028173
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
June 9, 2017

This instrument continuing Land Use Restrictions previously recorded pursuant to T.C.A. 68-212-225 as Instrument Number 20130305-0021877 has been reviewed and approved by the Tennessee Department of Environment and Conservation.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

BY:

E. Joseph Sanders

E. Joseph Sanders
General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joseph Sanders, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Counsel for the TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, and that he as General Counsel executed the foregoing instrument for the purposes therein contained, by personally signing for TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

Witness my hand and seal at office in Davidson, County, this 22 day of September, 2015.

Kati Hicks

NOTARY PUBLIC
My Commission Expires: 11/5/18

KATI HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY