Davidson County DEEDQC
Recvd: 11/04/15 15:20 5 pgs
Fees:27.00 Taxes:0.00
**20151104-0112582**

This Instrument Prepared by:
N. Courtney Hollins, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $.00.

Affiant

Subscribed and sworn to before me on this the 4th day of November, 2015.

Notary Public

MOLLY B. LEINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 8, 2019
COUNTY OF DAVIDSON

My Commission expires: July 8, 2019

# QUITCLAIM DEED

| NAME AND ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| MACS Retail LLC<br>4525 Ayers Street<br>Corpus Christi, Texas 78415 | Same as Owner<br><br>**Map/Parcel: 119 09 0 140.00** |

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **UNICORN ADVERTISING, a Tennessee general partnership**, "Grantor", does hereby quitclaim and convey unto **MACS RETAIL LLC, a Virginia limited liability company**, "Grantee", all of it's right, title and interest in and to that certain tract or parcel of land known as 2802 (aka 2800) Nolensville Pike, and located in Nashville, Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*[SIGNATURE PAGE TO FOLLOW]*

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 4th day of November, 2015.

GRANTOR:

UNICORN ADVERTISING,
a Tennessee general partnership

By: _____
William J. Pratt, Jr., Partner

By: _____
Dennis L. Dunker, Partner

STATE OF TENNESSEE )
COUNTY OF WILSON )

Before me, Jeffrey A. Edwards, a Notary Public of said County and State, personally appeared WILLIAM J. PRATT, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of UNICORN ADVERTISING, the within named bargainor, a Tennessee general partnership, and that as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as its Partner.

Witness my hand and seal this 3rd day of NOVEMBER, 2015.

JEFFREY A. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My Commission Expires: 4-30-19

STATE OF ~~TENNESSEE~~ Missouri )
COUNTY OF St Charles )

Before me, Sydney C Sullivan a Notary Public of said County and State, personally appeared DENNIS L. DUNKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of UNICORN ADVERTISING, the within named bargainor, a Tennessee general partnership, and that as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as its Partner.

Witness my hand and seal this 1 day of November, 2015.

Sydney Sullivan
Notary Public

My Commission Expires: 8-31-2019

Sydney C Sullivan
Notary Public Notary Seal
State of Missouri County of St. Charles
My Commission Expires 08/31/2019
Commission # 15637900

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

BEING land in Davidson County, Tennessee, beginning at a set ½" dia. iron rebar with GS&P cap in the eastern right of way line of Nolensville Pike (located North 5 Degrees 02 Minutes 10 Seconds East 10.54' from a 1/2" dia. iron rebar with red control cap N: 648658.095' E: 1748104.908') common corner with John Wei Wang and Viven Y. Wang recorded in Instrument Number: 20140623-0054682 and Deed Book 4695, page 274 in the Davidson County Register of Deeds, thence with said line the following two (2) calls and distances: 1) North 60 Degrees 51 Minutes 14 Seconds East for 278.99 feet to a set ½" dia. iron rebar with GS&P cap; 2) North 22 Degrees 40 Minutes 13 Seconds West for 248.56 feet to a found 3/4" dia. iron rebar common corner in the line of Dayna Fugua recorded in Instrument Number 20060214-0017715 in the Davidson County Register of Deeds;

Thence with said line North 59 Degrees 32 Minutes 09 Seconds East for 45.69 feet to a found 3/4" dia. iron rebar common corner with Riverside, LLC. Instrument Number: 20101020-0084068 and Deed Book 4689, Page 195 in the Davidson County Register of Deeds;

Thence with said line the following three (3) calls and distances: 1) South 28 Degrees 57 Minutes 26 Seconds East for 246.05 feet to a set ½" dia. iron rebar with GS&P cap; 2) North 60 Degrees 43 Minutes 21 Seconds East for 35.85 feet to a found 1/2" dia. iron rebar; 3) South 28 Degrees 58 Minutes 18 Seconds East for 283.54 feet to a common corner with Metro Government Deed Book 936, Page 630 in the Davidson County Register of Deeds a set ½" dia. iron rebar with GS&P cap; Thence with said line the following three (3) calls and distances: 1) South 64 Degrees 46 Minutes 57 Seconds West for 244.46 feet to a set ½" dia. iron rebar with GS&P cap; 2) South 25 Degrees 01 Minutes 45 Seconds East for 85.00 feet to a found 1/2" dia. iron rebar; 3) South 65 Degrees 00 Minutes 53 Seconds West for 173.93 feet to a set ½" dia. iron rebar with GS&P cap in the eastern right of way line of Nolensville Pike; Thence with said line North 22 Degrees 57 Minutes 01 Seconds West for 338.87 feet to the point of beginning. Area being 136,711.03 Square Feet more or less or 3.14 Acres more or less.

The above description being pursuant to 2011 A.L.T.A./A.C.S.M Land Title Survey, 2800 Nolensville Pike, Project Number 40624.06, dated February 25, 2015, last revised October 22, 2015, prepared by Gresham Smith and Partners by Kenneth D. Church, TN RLS 1004.

Being the same property conveyed to Unicorn Advertising, a Tennessee general partnership, of record in Book 8063, page 481, Register of Deeds Office for Davidson County, Tennessee and being the same property conveyed to Macs Retail LLC, a Virginia limited liability company by General Warranty Deed from Unicorn Advertising, a Tennessee general partnership of record in Instrument No. 20151104-0112581 Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

