This instrument prepared by:
Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 12/08/15 15:37 6 pgs
Fees:32.00 Taxes:0.00
20151208-0123676

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Numbers:
BACAR Properties, LLC 912 8th Avenue South Nashville, TN 37203	Same as Owner	10512002200 10512002500

FOR AND IN CONSIDERATION of One Dollar ($1.00) and no other consideration, **RUSSELL WOLFE, III** (the "Grantor") does hereby quitclaim and convey unto **BACAR PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee") and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See **Exhibit A** for a more particular description.

This is improved property known as 1898 Nolensville Road and 32 Moore Avenue, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

KIM BROOKS joins in the execution of this deed solely for the purpose of quitclaiming, and does hereby quitclaim unto the Grantee, any and all marital or spousal interest she has in said property.

[*Signatures on Following Pages*]

IN WITNESS WHEREOF, the Grantor has executed this instrument and delivered it to be effective on December 8, 2015.

RUSSELL WOLFE, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared RUSSELL WOLFE, III, the within named 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 purposes therein contained.

Witness my hand and official seal, at office, on DECEMBER 4, 2015.

Notary Public

My Commission Expires: 5-8-2017

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

KIM BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared KIM BROOKS, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on DECEMBER 4, 2015.

Notary Public

My Commission Expires: 5-8-2017

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF Tennessee
COUNTY OF Davidson

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me,
this 4th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

BEING A CERTAIN TRACT OF LAND LOCATED IN THE 17TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE (R.O.D.C. TN) AND BEING GENERALLY, BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF MOORE AVENUE EXTENDED; BOUNDED ON THE EAST BY CSXT RAILROAD (50' RIGHT-OF-WAY); BOUNDED ON THE SOUTH BY NOLENSVILLE PIKE (92' RIGHT-OF-WAY); BOUNDED ON THE WEST BY LOTS 7, 8, 9, 10 AND 14 OF THE PLAT ENTITLED "MRS J.G. PRIGMORE'S RESUBDIVISION OF THE MAYO LANDS" OF RECORD IN PLAT BOOK 332, PAGE 82, R.O.D.C., TN AND THE CENTERLINE OF BROWNS CREEK AND ALSO BEING THE PROPERTIES OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN INSTRUMENT NUMBER 201202100011911, R.O.D.C., TN; THE MOAFAK HASAN AND KHALID HUSSEIN PROPERTY OF RECORD IN INSTRUMENT NUMBER 20122280120103, R.O.D.C., TN AND THE WILLIAM F. BURGESS AND WIFE, TINA R. BURGESS PROPERTY OF RECORD IN INSTRUMENT NUMBER 200207050080799, R.O.D.C., TN AND WITH A PARCEL OF LAND OF (OWNERSHIP UNKNOWN) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF NOLENSVILLE PIKE (92' RIGHT-OF-WAY) AND MOORE AVENUE, THENCE, SOUTH 83 DEGREES 26 MINUTES WEST, 439.1 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOCIATES" ("RSA") AT THE NORTHEAST CORNER OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE PROPERTY AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS;

THENCE, SOUTH 85 DEGREES 23 MINUTES 16 SECONDS EAST, 195.26 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA" IN THE WESTERLY RIGHT-OF-WAY OF CSXT RAILROAD;

THENCE, WITH SAID RIGHT-OF-WAY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. SOUTH 11 DEGREES 36 MINUTES 44 SECONDS WEST, 368.97 TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA";

2. ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1380.86 FEET, AN ARC LENGTH OF 344.62 FEET, A DELTA ANGLE OF 14 DEGREES 17 MINUTES 57 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 27 MINUTES 46 SECONDS WEST, 343.72 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA";

3. SOUTH 02 DEGREES 41 MINUTES 13 SECONDS EAST, 95.11 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA" AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SAID RAILROAD AND THE EASTERLY RIGHT-OF-WAY OF NOLENSVILLE PIKE;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF SAID NOLENSVILLE PIKE THE FOLLWING TWO BEARINGS AND DISTANCES:

1. ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4251.37 FEET, AN ARC LENGTH OF 127.42 FEET, A DELTA ANGLE OF 01 DEGREES 43 MINUTES 02 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 51 MINUTES 36 SECONDS WEST, 127.41 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RSA" ;

2. NORTH 29 DEGREE 00 MINUTES 05 SECONDS WEST, 109.42 FEET TO THE

CENTERLINE OF BROWNS CREEK;

THENCE, LEAVING SAID RIGHT-OF-WAY OF NOLENSVILLE PIKE WITH THE CENTERLINE OF BROWNS CREEK THE FOLLOWING FOUR BEARINGS AND DISTANCES:

1. NORTH 44 DEGREES 39 MINUTES 44 SECONDS EAST, 45.12 FEET;
2. NORTH 16 DEGREES 06 MINUTES 47 SECONDS EAST, 51.06 FEET;
3. NORTH 04 DEGREES 29 MINUTES 17 SECONDS EAST, 75.36 FEET;
4. NORTH 01 DEGREES 30 MINUTES 27 SECONDS WEST, 113.10 FEET;

THENCE, LEAVING SAID CENTERLINE OF BROWNS CREEK, NORTH 78 DEGREES 23 MINUTES 16 SECONDS WEST, 52.26 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA" IN THE EASTERLY LINE OF SAID WILLIAM F. BURGESS AND WIFE, TINA R. BURGESS PROPERTY AND ALSO BEING THE EASTERLY LINE OF LOT 10 OF SAID PLAT ENTITLED "MRS J.G. PRIGMORE'S RESUBDIVISION OF THE MAYO LANDS";

THENCE, WITH THE EASTERLY LINE OF SAID BURGESS PROPERTY AND LOTS 9 AND 10 OF SAID PLAT, NORTH 00 DEGREES 54 MINUTES 34 SECONDS WEST, 81.52 FEET TO AN ½" DIAMETER WITH CAP STAMPED "CHERRY" IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE SAID HASAN AND HUSSEIN PROPERTY;

THENCE, WITH THE EASTERLY LINE OF SAID HASAN AND HUSSEIN PROPERTY AND THE WITH THE EASTERLY LINES OF LOTS 7, 8 AND 14 OF SAID PLAT, NORTH 05 DEGREES 06 MINUTES 23 SECONDS EAST, 248.22 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 91,305 SQUARE FEET OR 2.10 ACRES MORE OR LESS.

PREPARED PURSUANT TO THAT ALTA/ACSM LAND TITLE SURVEY BY KEVIN L. BIRDWELL, TN R.L.S. NO 1797, DATED AUGUST 5, 2015, LAST REVISED November 24, 2015, JOB NO. 15106.

BEING THE SAME PROPERTY CONVEYED TO BACAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM RUSSELL WOLFE, III BY DEED OF RECORD AT INSTRUMENT NO. 20151208-0123675, IN THE 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:

