Davidson County DEEDQC
Recvd: 12/18/15 13:03 7 pgs
Fees:37.00 Taxes:0.00
20151218-0127407

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

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration for this transfer is $.00.

Affiant

Subscribed and sworn to before me on this the 16th day of December, 2015.

Notary Public

My Commission expires: 2/14/2019

TVAN A. SIMMONS
Notary ID #: 1083874-8
My Commission Expires
02/14/2019

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MACS Retail LLC 4525 Ayers Street Corpus Christi, Texas 78415	Same as Owner **Map/Parcel: 043-05-0-252.00**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **SHELIA L. YARBROUGH,** as **TRUSTEE** of the **SHELIA L. YARBROUGH 2005 GST EXEMPT TRUST; H. GREGORY MATHEWS, as TRUSTEE** of the **H. GREGORY MATHEWS 2005 GST EXEMPT TRUST;** and **A. GARY MATHEWS,** collectively, "Grantor", do hereby quitclaim and convey unto **MACS RETAIL LLC, a Virginia limited liability company**, "Grantee", all of their right, title and interest in and to that certain tract or parcel of land known as 800 North Gallatin Pike, and located in Madison, 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 ___ day of December, 2015.

GRANTOR:

SHELIA L. YARBROUGH 2005 GST EXEMPT TRUST

By: Shelia L. Yarbrough
SHELIA L. YARBROUGH, TRUSTEE

STATE OF TENNESSEE)
Montgomery)
COUNTY OF ~~DAVIDSON~~)

Before me, Sheena Perry, a Notary Public of said County and State, personally appeared SHELIA L. YARBROUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the TRUSTEE OF THE SHELIA L. YARBROUGH 2005 GST EXEMPT TRUST, the within named bargainor, and that as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as the Trustee thereof.

Witness my hand and seal, at Office in ~~Nashville~~ Clarksville Montgomery, ~~Davidson~~ County, Tennessee, this 14th day of December, 2015.

Sheena Perry
Notary Public

My Commission Expires: 4-20-2019

SHEENA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GRANTOR:

H. GREGORY MATHEWS 2005 GST EXEMPT TRUST

By: _____
H. GREGORY MATHEWS, TRUSTEE

STATE OF TENNESSEE)
Montgomery)
COUNTY OF ~~DAVIDSON~~)

Before me, Sheena Perry, a Notary Public of said County and State, personally appeared H. GREGORY MATHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the TRUSTEE OF THE H. GREGORY MATHEWS 2005 GST EXEMPT TRUST, the within named bargainor, and that as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as the Trustee thereof.

Witness my hand and seal, at Office in ~~Nash~~Clarksville, ~~Davidson~~ Montgomery County, Tennessee, this 14th day of December, 2015.

Sheena Perry
Notary Public

My Commission Expires: 4-20-2019

SHEENA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GRANTOR:

A. GARY MATHEWS

STATE OF TENNESSEE)
Montgomery)
COUNTY OF ~~DAVIDSON~~)

Before me, Sheena Perry, a Notary Public of said County and State, personally appeared A. GARY MATHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Clarksville, Montgomery ~~Nashville~~, ~~Davidson~~ County, Tennessee, this 14th day of December, 2015.

Sheena Perry
Notary Public

SHEENA PERRY NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

My Commission Expires: 4-20-2019

Joyce Mathews, the wife of A. Gary Mathews, does hereby join, execute and deliver this Deed for the purpose of conveying all right, title and interest that she may have as spouse of A. Gary Mathews.

JOYCE MATHEWS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sheena Perry, a Notary Public of said County and State, personally appeared JOYCE MATHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Clarksville Montgomery ~~Nashville~~, ~~Davidson~~ County, Tennessee, this day of December, 2015.

Notary Public Sheena Perry

SHEENA PERRY NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

My Commission Expires: 4-20-2019

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a set 1/2" diameter iron rebar with GS&P cap being located South 12 Degrees 39 Minutes 39 Seconds West for 136.27 feet from a GPS Control Monument (N: 707,044.21 ' E: 1,759,271,672') point of beginning marking the point of intersection of the eastern right of way of Gallatin Pike and the southern right of line of Anderson Lane thence with said line the following four (4) calls and distances:

1. North 61 Degrees 37 Minutes 58 Seconds East for 51.70 feet a set 1/2" diameter iron rebar with GS&P cap;

2. North 87 Degrees 30 Minutes 49 Seconds East for 109.52 feet a set 1/2" diameter iron rebar with GS&P cap;

3. North 89 Degrees 37 Minutes 26 Seconds East for 51.78 feet to set 1/2" diameter iron rebar with GS&P cap;

4. South 87 Degrees 33 Minutes 58 Seconds East for 662.47 feet to a set 1/2" diameter iron regar with GS&P cap corner with NOL Holdings, LLC recorded in Plat Book 5210, Page 247;

Thence with said line the following two (2) calls and distances:

1. South 06 Degrees 31 Minutes 40 Seconds West for 254.35 feet to a set 1/2" diameter iron rebar with GS&P cap corner;

2. North 87 Degrees 28 Minutes 20 Seconds West for 866.07 feet to a set 1/2" diameter iron rebar with GS&P cap in the eastern right of way of Gallatin Pike;

Thence with said line the following three (3) calls and distances:

1. North 07 Degrees 15 Minutes 27 Seconds East for 67.11 feet to a set 1/2" diameter iron rebar with GS&P cap corner;

2. North 04 Degrees 54 Minutes 19 Seconds East for 37.15 feet to a set 1/2" diameter iron rebar with GS&P cap corner;

3. North 07 Degrees 15 Minutes 27 Seconds East for 110.28 feet to a 1/2" diameter iron rebar with GS&P cap corner to the Point of Beginning, containing 217,070.12 square feet or 4.98 acres more or less.

The foregoing descriptions was made pursuant to ALTA/ACSM Land Title Survey dated June 10, 2015, last revised _____, 2015, prepared by Gresham Smith and Partners by Kenneth D. Church, TN RLS 1004.

Being the same property in which an undivided 37.5% interest was conveyed to each unto Shelia Yarbrough, Trustee of the Shelia Yarbrough 2005 GST Exempt

Trust, and to H. Gregory Mathews, as Trustee of the H. Gregory Mathews 2005 GST Exempt Trust, and an undivided 25% interest unto Alan D. Vines, by Deed of record in Instrument No. 20051007-0121266, in the Register's office for Davidson County, Tennesse. Alan D. Vines conveyed his undivided 25% interest to A. Gary Mathews, by Quitclaim Deed of record in Instrument No. 20110617-0046660, in said Register's office; and being the same property conveyed to Macs Retail LLC, a Virginia limited liability company by General Warranty Deed of record in Instrument No. 20151218-0127406 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, 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: 5/6/2019

Notary Seal:

