BILL GARRETT, Davidson County
Trans:T20160019294 DEEDQC
Recvd: 03/09/16 11:21 5 pgs
Fees:28.00 Taxes:4440.00
20160309-0022544

This document prepared based on information provided by the parties by:
Rick G. Mansfield
110 South Maple Street
Murfreesboro, TN 37130
615-890-5700

STATE OF TENNESSEE)
COUNTY OF Rutherford)
The actual consideration for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me on this 7th day of March, 2016.

Notary Public
My Commission Expires: 1/28/2019

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel-Group Numbers
Charles R. Shacklett P.O. Box 101188 Nashville TN 37224-1188	Charles R. Shacklett P.O. Box 101188 Nashville, TN 37224-1188	Multiple

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **CARSON STREET PARTNERS, a Tennessee General Partnership,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim, unto **CHARLES R. SHACKLETT**, their successors, and assigns, all of the right, title and interest of said grantors, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

PARCEL 1: (Tax Map-Parcel 105 16 0 237.00)
2174 Carson Street, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lots 2 and 3 on the Plan of SSS Property, as of record in Plat Bok 6900, page 230, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Said property having been described on prior deeds as Lots 120, 121, 122 and 123 on the Plan of Section Three, Woodycrest, as of record in Book 2082, page 21, said Register's Office.

Being the same property conveyed to Carson Street Partners by deed dated July 5, 2005, from Charles R. Shacklett, David Scobey and Larry Snedeker, as shown of record at Instrument #20050721-0085187, Register's Office for Davidson County, Tennessee.

PARCEL 2: (Tax Map – Parcel 105 16 0 236.00)
2176 Carson Street, Nashville, TN 37211

Being the southerwesterly part of Lot 15 on the Plat of South Highland Subdivision, as of record in Book 421, page 106, Register's Office for said County, and described as follows:

Beginning at a point in a fence line in the easterly margin of Carson Street opposite the north margin of Coleman Street; thence along the said fence line and along the north margin of Coleman Street, as now abandoned and closed by an instrument of record in Book 2012, page 585, Register's Office for said County, North 49 deg. 27' east 261.8 feet to a point in the line of the subdivision known as Section 1, Woodycrest Subdivision, as of record in Book 1835, page 25, register's office for said County; thence along a fence along the line of said Woodycrest Subdivision North 39 deg. 35' West 224.2 feet to a point in the margin of any alley, being a fence line; thence along said fence and along said alley South 49 deg. 32' West 265.7 feet to a point in the easterly margin of Carson Street; thence with the margin of same, South 40 deg. 37' east 224.6 feet to the beginning, containing 1.359 acres, more or less.

Being the same property conveyed to Carson Street Partners, a Tennessee General Partnership by deed dated July 5, 2005, from Ronnie Shacklett, as shown of record at Instrument #20050721-008190, Davidson County Register of Deeds Office.

PARCEL 3: (Tax Map – Parcel 105 16 0 243.00)
314 Polk Avenue, Nashville, TN 37210

A Tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot 93 Woodycrest – Section One as of record in Plat Book 1835, page 25, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a point in the easterly property line of Lot 2 SSS Property as of record in Plat Book 6900, page 230, R.O.D.C., Tennessee, said point is also in the westerly property lone of Lot 93 of Woodycrest – Section One; said point of beginning is S 21 deg. 57' 23" W, 63.47 feet from the common property corner of Lot 93 of Section One, Lot 119 of Woodycrest – Section Three as of record in Plat Book 2083, Page 21, R.O.D.C., Tennessee and lot 2 of SSS Property and proceeding as follows:

1. Severing Lot 93, making a new line S 30 deg. 20' 31" E, 78.97 feet to a point in the northerly property line of Lot 92; thence,
2. With the northerly property line of Lot 92 S 78 deg. 29' 10" W. 74.90 feet to appoint in the easterly property line of SSS Property Lot 2; thence,
3. With the common property line of Lot 93 and Lot 2 N 21 deg. 57' 23" E, 89.60 feet to the point of beginning and containing 2,799 square feet or 0.06 acres, more or less.

The bearings used on the description of this composite include a portion of the recorded plat of Woodycrest – Section One, Book 1835, page 25, and SSS Property, Book 6900, page 230, R.O.D.C., Tennessee.

Being the same property conveyed to Carson Street Partners by deed dated July 5, 2005, from Larry H. Snedeker, David Scobey and Charles R. Shacklett, as shown of record in Instrument #20050721-0085188, Register's Office for Davidson County, Tennessee.

PARCEL 4: (Tax Map – Parcel 106 13 0 009.00)
2071 Whitney Avenue, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 92 on the Map of Section One, Woodycrest as of record in Book 1835, page 25, Register's office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Whitney Avenue, at the corner of Lots 91 and 92; thence with the line between said lots westerly 367.1 feet to a point; thence North 64 deg. 20" East 132.8 feet to the corner of Lots 92 and 93; thence with the line between said lots, easterly 240 feet to the west margin of Whitney Avenue; thence with the margin of the same southerly 105 feet to the beginning.

Being the same property conveyed to Carson Street Partners, a Tennessee General Partnership, by deed dated July 5, 2005, from Larry H. Snedeker, David Scobey and Charles R. Shacklett, as shown of record in Instrument #20050721-00851189, Register's Office for Davidson County, Tennessee.

PARCEL 5: (Tax Map – Parcel 106 13 0 010.00)
2073 Whitney Avenue, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 91 on the Map of Woodycrest, Section One, as of record in Bok 1835, page 25, Register's office for said County.

Said Lot No. 91 fronts 65 feet on the west side of Whitney Avenue and runs back between lines, 367.1 feet on the north line and 313.9 feet on the south line to a dead line in the rear on which it measures 84.4 feet.

Being the same property conveyed to Carson Street Partners, a Tennessee General Partnership, by deed dated September 21, 1993, from Willa Dean W. Taylor Granstaff, a widow, as shown of record in Book 9093, page 565, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this _____ day of _____, 2016.

CARSON STREET PARTNERS, a Tennessee General Partnership

_____
CHARLES R. SHACKLETT, General Partner

_____
LARRY H. SNEDEKER, General Partner

WOODBINE PARTNERS, LLC, General Partner

_____
By: GEORGE S. SCOBEY
Its: President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me the undersigned authority of the state and county aforesaid personally appeared CHARLES R. SHACKLETT 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 GENERAL PARTNER of **CARSON STREET PARTNERS**, the within named grantor, a partnership and that he as such GENERAL PARTNER, executed the foregoing for the purposes therein contained by signing the name of the partnership by himself as GENERAL PARTNER.

WITNESS my hand and seal, this the _____ day of _____, 2016.

_____
Notary Public
My Commission expires _____

STATE OF ~~TENNESSEE~~ AL)
COUNTY OF ~~RUTHERFORD~~ Baldwin

Before me the undersigned authority of the state and county aforesaid personally appeared LARRY H. SNEDEKER 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 GENERAL PARTNER of **CARSON STREET PARTNERS**, the within named grantor, a partnership and that he as such GENERAL PARTNER, executed the foregoing for the purposes therein contained by signing the name of the partnership by himself as GENERAL PARTNER.

WITNESS my hand and seal, this the 4th day of March, 2016.

BRENDA RIFFE
NOTARY PUBLIC
State of Alabama - County of Baldwin
My Commission Expires Nov. 6, 2019

_____
Notary Public
My Commission expires 11-6-19

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this _____ day of _____, 2016.

CARSON STREET PARTNERS, a Tennessee General Partnership

CHARLES R. SHACKLETT, General Partner

LARRY H. SNEDEKER, General Partner

WOODBINE PARTNERS, LLC, General Partner

By: GEORGE S. SCOBEY
Its: President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me the undersigned authority of the state and county aforesaid personally appeared CHARLES R. SHACKLETT 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 GENERAL PARTNER of **CARSON STREET PARTNERS**, the within named grantor, a partnership and that he as such GENERAL PARTNER, executed the foregoing for the purposes therein contained by signing the name of the partnership by himself as GENERAL PARTNER.

WITNESS my hand and seal, this the 4th day of March, 2016.

SHANNON E. VELTUM STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission expires 9-9-18

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me the undersigned authority of the state and county aforesaid personally appeared LARRY H. SNEDEKER 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 GENERAL PARTNER of **CARSON STREET PARTNERS**, the within named grantor, a partnership and that he as such GENERAL PARTNER, executed the foregoing for the purposes therein contained by signing the name of the partnership by himself as GENERAL PARTNER.

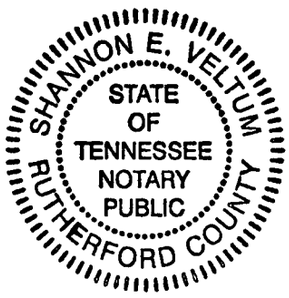
WITNESS my hand and seal, this the _____ day of _____, 2016.

Notary Public
My Commission expires _____

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the state and county aforesaid, personally appeared GEORGE S. SCOBEY the PRESIDENT of **WOODBINE PARTNERS, LLC,** as GENERAL PARTNER of **CARSON STREET PARTNERS** with whom I am personally acquainted, and who upon oath, acknowledged himself to be the above-stated member and authorized signatory for **WOODBINE PARTNERS, LLC**, and that GEORGE S. SCOBEY as said PRESIDENT executed the foregoing Quitclaim Deed document for **WOODBINE PARTNERS, LLC**, as said GENERAL PARTNER, for the purposes therein contained, by signing his name as said PRESIDENT of **WOODBINE PARTNERS, LLC** as GENERAL PARTNER.

Witness my hand at office, this 4th day of March, 2016.



Shannon E. Veltum
Notary Public
My Commission expires: 7-9-18