Davidson County DEEDQC
Recvd: 03/28/16 16:00 4 pgs
Fees:22.00 Taxes:0.00
20160328-0029109

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
3811 Bedford Avenue, Ste. 205
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2016.

Notary Public
My Commission Expires:
10-18-2016

DEANNA TRIETSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CJMK Properties, LLC 939 Oak Valley Lane Nashville, TN 37220	New Owner	Map and Parcel No.: 106 000 02900

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James P. Hiller ("Grantor"), does hereby quitclaim, transfer and convey unto CJMK Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors assigns, of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 909 and 915 Murfreesboro Pike, Nashville, Tennessee 37217.

This transfer is subject to a prior deed of trust executed in favor of First Tennessee Bank National Association and of record as Instrument No. 20140331-0026477, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of March, 2016.

James P. Hiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James P. Hiller, 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 purposes therein contained.

Witness my hand, at office, this 18 day of March, 2016.

Notary Public
My Commission Expires:
6/26/17

SANDRA DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2017
COUNTY OF SUMNER

EXHIBIT "A"

Being tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the First Revision, Spartan Industries Shopping Center, Plat Book 5200, page 152, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Foothill Drive, 60 feet in width, and at the westerly right-of-way line of Murfreesboro Pike, 112 feet in width, said iron rod set being located at Northing: 655,134.16; Easting: 1,756,769.56; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the southerly right-of-way line of Foothill Drive, with the westerly right-of-way line of Murfreesboro Pike, with a curve to the right, along an arc length of 39.16 feet, the chord of which is 89 deg 45 min 10 sec, the radius of which is 25.00 feet, the chord of which is North 89 deg 21 min 13 sec East, 35.28 feet to an existing iron rod;

Thence South 45 deg 46 min 12 sec East, 315.00 feet to an iron rod set, at a corner common with Lot 1 of the First Revision, Spartan Industries Shopping Center, also being the property of Ki Seo & Jae H. Cho, as of record in Instrument Number 20030520-0068321, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Murfreesboro Pike, with the northerly property line of said Lot 1, South 44 deg 11 min 24 sec West, 150.00 feet to an existing iron rod;

Thence with the westerly property line of said Lot 1, South 45 deg 47 min 29 sec East, 150.31 feet to an existing iron rod, in the northerly property line of Fallbrook Capital, Inc., as of record in Instrument Number 20031230-0184202, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Fallbrook Capital, Inc., South 44 deg 08 min 13 sec West, 188.30 feet to an existing iron rod;

Thence South 45 deg 37 min 53 sec East, 70.35 feet to an existing iron rod;

Thence South 44 deg 11 min 37 sec West, 259.79 feet to an existing iron rod in the easterly property line of Lot 10 of the Plan of the Hill-N-Dale Acres, as of record in Plat Book 2900, page 34, at the Register's Office for Davidson County, Tennessee, also being the property of Jerome E. Sweeney, Sr., et ux, as of record in Instrument Number 20050210-0015497, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 10, North 45 deg 57 min 12 sec West, 559.00 feet to an "X" in concrete, at a corner common with Lot 1 of the said Plan of the Hill-N-Dale Acres, also being the property of Michael J. & Karyn L. Fischer, as of record in Instrument Number 20040120-0007366, at the Register's Office for Davidson County, Tennessee, also being the southerly right-of-way line of Foothill Drive;

Thence with the southerly right-of-way line of Foothill Drive, North 44 deg 00 min 24 sec East, 575.10 feet to the point of beginning. Containing 288,954 square feet or 6.634 acres more or less.

Being the same property conveyed to James P. Hiller by deed from James T. Hearn, of record in Instrument Number 20140331-0026475, Register's Office for Davidson County, Tennessee.

Together with reciprocal parking and access easements contained in Reciprocal Parking Agreement of record in Book 5344, page 996, as amended in Book 5417, page 443, amended and restated in Instrument No. 20140331-0026476, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

