Davidson County DEEDQC
Recvd: 03/29/16 10:13 3 pgs
Fees:17.00 Taxes:0.00
20160329-0029366

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28137-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BP Cherokee, LLC 2926 Foster Creighton Drive Nashville, Tennessee 37204	New Owner	07209002300

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **TOEBABY, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **BP CHEROKEE, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND Beginning at a concrete monument in the southern right of way of Cherokee Avenue, said point being the northwest corner of the herein described tract and in the north property line of the Laura Bond property as described in Instrument 20130401-0031291 RODC, said point being South 04 degrees 48 minutes 46 seconds West, 17.25 feet from an iron rod at the northeast corner of Bond;

Thence, with said right of way, South 80 degrees 09 minutes 01 seconds East, 72.53 feet to a concrete monument in the west right of way of Ellington Parkway;

Thence, with said right of way, South 11 degrees 20 minutes 23 seconds West, 140.21 feet to a concrete monument;

Thence, continuing with said right of way, South 16 degrees 24 minutes 33 seconds West, 187.04 feet to an iron rod at the northeast corner of the C. E. McFarlin property as described in Deed Book 2200 Page 203 RODC;

Thence, North 75 degrees 33 minutes 42 seconds West, 53.07 feet to an iron rod at the southeastern corner of Bond,

Thence, with Bond's east line, North 10 degrees 48 minutes 28 seconds East, 321.79 feet to the point of beginning and containing 21,501 square feet or 0.494 acres.

The foregoing legal description was derived from the survey of 850 Cherokee Avenue, Nashville, Tennessee, by Delle Land Surveying, Steven D. Delle, R.L.S. #1710, dated February 29, 2016.

BEING all of the same property conveyed to Toebaby, LLC, a Tennessee limited liability company by Warranty Deed dated May 21, 2004, from R.B. Huffine and W. H. Dorris, of record in Instrument No. 20040521-0060205, Register's Office for Davidson County, Tennessee, subject to the right-of-way of a controlled access highway and the rights of ingress and egress to the proposed turn-around on Cherokee Avenue, as stated in the instruments of record in Book 4070, Page 314 and Book 4158, Page 569, said Register's Office, the said conveyance having been corrected by Instrument of Correction dated March 4, 2005, of record in Instrument No. 20050420-0044128, said Register's Office. Subject to Articles of Organization of Toebaby, LLC in Instrument No. 20040513-0056295, said Register's Office.

This is improved commercial property, commonly known as: 850 Cherokee Avenue, Nashville, Tennessee 37204.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The execution and delivery of this Quitclaim Deed has been completed in order to introduce the survey legal description herein contained into the public record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of March, 2016.

TOEBABY, LLC,
a Tennessee limited liability company

By: _____ member
Name: Patrick M. Campbell
Its: Member

By: _____
Name: Norma F. Campbell
Its: Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick M. Campbell and Norma F. Campbell with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Members of TOEBABY, LLC, a Tennessee limited liability company, the within-named bargainor, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

WITNESS my hand, at office, this 28th day of March, 2016.

JOHN T. COX, STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

_____
Affiant

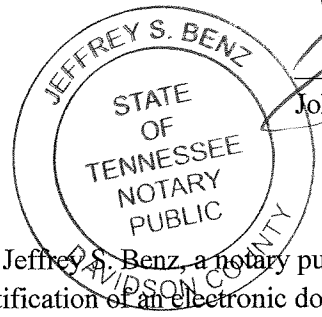
Subscribed and sworn to before me this 28th day of March, 2016.

JOHN T. COX, STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My commission expires: 2/13/17

QCD.FRM

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019