Map & Parcel 14401001000

This Instrument Prepared By:
Williamson County Escrow & Title, Inc.
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

SEND TAX STATEMENTS TO:
SAME AS NEW OWNER

New Owner:
Page Road Enterprises, LLC
1358 Page Road
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20160025388 DEEDQC
Recvd: 03/30/16 08:03 3 pgs
Fees:17.00 Taxes:0.00
20160330-0029667

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, Sylvia Caldwell Labry Roberts, "Grantor" does convey, devise, grant and quitclaim unto Page Road Enterprises, LLC, a Tennessee limited liability company "Grantee", its successors and assigns forever, all of Grantor's right, title and interest in and to the following real property located in the 7th Civil District Davidson County, Tennessee, and being described as follows:

Being part of Block J on the Map of Belle Meade Subdivision No. 2, of record in Book 421, Page 51, said Register's Office and further described as Lot No. 1 of a survey prepared by R.L. Montoya-Land Surveying, Inc. Tn. #697 dated January 17, 1996 described as follows:

Beginning at an iron rod in the Northwesterly margin of Chickering Road, said point being the Southeast corner for this easement and the Southwest corner: of the Maclin P. Davis, Jr. property as evidenced in Deed Book 5232, Page 38, Register's Office for Davidson County, Tennessee; thence running with a common line North 39 deg. 34 min. 30 sec. West 568.00 feet to an iron rod; thence, North 22 deg. 36 min. 53 sec. East 685.67 feet to an iron rod, said rod being the actual point of beginning for this hereon described tract; thence, North 82 deg. 39 min. 07 sec. West 734.68 feet to an iron rod in the Easterly margin of Page Road; thence, running with said margin of Page Road North 22 deg. 53 min. 53 sec. East 369.64 feet to a concrete monument, said rod being the Northwest corner for this tract and the Southwest corner of the Robert A. Frist property as evidenced in Deed Book 5848, Page 188, Register's Office for Davidson County, Tennessee; thence running with a common line to the Frist property South 82 deg. 40 min. 00 sec. East 732.82 feet to an iron rod; thence leaving said common line South 22 deg. 36 min. 53 sec. West 369.33 feet to the point-of-beginning containing 261,360 square feet or 6.00 acres more or less.

Together with, and as an appurtenance to the above described tract, grantor hereby grants and conveys to Grantee, Grantee's heirs and assigns, a permanent 25 foot

non-exclusive easement and a temporary 15 foot construction easement for utility and drainage purposes, said easements described as follows:

Permanent Private Easement

Beginning at an iron rod in the Northwesterly margin of Chickering Road, said point being the Southeast corner for this easement and the Southwest corner of the Maclin P. Davis, Jr. property, as evidenced in Deed Book 5232, Page 38, Register's Office for Davidson County, Tennessee; thence running with a common line North 39 deg. 34 min. 30 sec. West 568.00 feet to an iron rod; thence North 22 deg. 36 min. 53 sec. East 685.67 feet to an iron rod, said rod being the Southeast corner of a 6 acre tract; thence running with a new line of the 6 acre tract and the remaining portion of the Christine A. Strother property North 82 deg. 39 min. 07 sec. West 25.92 feet to a point; thence, departing from said line South 22 deg. 36 min. 53 sec. West 693.92 feet to a point; thence, South 39 deg. 34 min. 30 sec. East 580.53 feet to a point in the Northwesterly margin of aforementioned road; thence running with said margin North 56 deg. 15 min. 00 sec. East 25.13 feet to a point-of-beginning containing 31,601 square feet or 0.73 acres more or less.

The maintenance and repair of utility lines and facilities placed in the utility easement, and the restoration of the land within the easement area should maintenance work be required, shall be the responsibility of the party or parties who use such lines and facilities. No. party other than Grantee, or Grantee's successors in interest may (i) use lines of facilities installed by or for Grantee or Grantee's successors in interest without the prior written consent of Grantee or Grantee's successors in interest and of the entity furnishing the utility service in question or (ii) install additional lines and facilities or conduct activities that would unreasonably interfere with the lines and facilities installed by or for Grantee or Grantee's successors in interest.

Temporary Private Easement

West of and immediately adjacent to the above-described easement for a distance of 693.92 feet and Southwest of and immediately adjacent to the easement for a distance of 580.53, and additional 15 foot temporary construction easement (to be abandoned upon completion of construction). In no event shall the abandonment of the 15 foot temporary easement be deemed an abandonment of the 25 foot utility and drainage easement.

Being the same property conveyed to Sylvia C. Roberts by Quitclaim Deed from Richardson Marshall Roberts and John O'Neal Clayton, Jr., Trustee, recorded on the 16th day of March, 2006 in Instrument No. 20060316-0030773, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument is executed this the 28 day of March, 2016.

Sylvia Caldwell Labry Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sylvia Caldwell Labry Roberts, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 28th day of March, 2016.

Notary Public

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/22/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, is Zero Dollars ($0.00)

AFFIANT

Sworn to and subscribed before me this 28th day of March, 2016.

NOTARY PUBLIC

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/22/2017