THIS INSTRUMENT WAS PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20160037236 DEEDQC
Recvd: 05/04/16 16:02 6 pgs
Fees:32.00 Taxes:0.00
20160504-0044234

Address of New Owner:	Send Tax Bills To:	Parcel Identification Nos.:
Ben Allen Land Partners, LLC 625 West Main Street Nashville, TN 37206	Ben Allen Land Partners, LLC 625 West Main Street Nashville, TN 37206	061 00 0 042.00 061 00 0 015.00 061 00 0 085.00 061 00 0 018.00 061 00 0 073.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Raymond M. Pegram and wife, Mary E. Pegram (collectively, "Grantors"), have this day bargained and sold, and by these presents do transfer, convey, remise, release and forever quitclaim unto Ben Allen Land Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The portion of the Property identified by Parcel Identification No. 061 00 0 042.00 on the records of the Assessor of Property for Davidson County, Tennessee is unimproved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 0 Ben Allen Road, Nashville, Tennessee.

The portion of the Property identified by Parcel Identification No. 061 00 0 015.00 on the records of the Assessor of Property for Davidson County, Tennessee is unimproved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 296 Broadmoor Drive, Nashville, Tennessee.

The portion of the Property identified by Parcel Identification No. 061 00 0 085.00 on the records of the Assessor of Property for Davidson County, Tennessee is improved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 329 Ben Allen Road, Nashville, Tennessee.

The portion of the Property identified by Parcel Identification No. 061 00 0 018.00 on the records of the Assessor of Property for Davidson County, Tennessee is improved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 341 Ben Allen Road, Nashville, Tennessee.

The portion of the Property identified by Parcel Identification No. 061 00 0 073.00 on the records of the Assessor of Property for Davidson County, Tennessee is unimproved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 349 Ben Allen Road, Nashville, Tennessee.

This Quitclaim Deed and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 4th day of May, 2016.

GRANTORS:

Raymond M. Pegram

Raymond M. Pegram

Mary E Pegram

Mary E. Pegram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Raymond M. Pegram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of May, 2016.

Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Mary E. Pegram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of May, 2016.

Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 4th day of May, ~~2016~~.

Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXHIBIT A

Tax Parcels 15, 18, 73, and 85

Being a tract of land in the 12th Civil District of Davidson County, City of Nashville, Tennessee. Being parcel numbers 15, 18, 73, and 85 as shown on Davidson County Property Tax Map number 61. Being bounded on the south by right-of-way (r/w) Ben Allen Road (public r/w varies) and the Scott Carter property of record in Instrument Number 20120911-0082170 (R.O.D.C.T.), on the east by right-of-way (r/w) of Ellington Parkway (public r/w varies), on the west by the James T. Ralph property of record in Instrument Number 20110307-0017849 (R.O.D.C.T.) and on the north and west by the Paro South LLC property of record in instrument 20141219-0116416 (R.O.D.C.T.), said tract being more particularly described as follows:

Point of beginning being an iron rod (old) with RLS 1898 in the northerly r/w of Ben Allen Road being the southeast corner of the said Ralph property and the southwest corner of the property herein described, having a northing of 689,548.73 and an easting of 1,747,162.02 (NAD83); thence leaving the said r/w North 38 degrees 40 minutes 30 seconds East, 182.49 feet to an iron rod (old) with RLS 1898; thence North 10 degrees 07 minutes 48 seconds West 370.84 feet to a ½" iron rod (old); thence South 89 degrees 24 minutes 34 seconds East 112.91 feet to a ½" iron rod (old); thence North 06 degrees 02 minutes 58 seconds East, 424.40 feet to a ½" iron rod (old) in the south line of the said Paro South property; thence leaving the said Ralph property South 80 degrees 53 minutes 28 seconds East, 353.02 feet to a concrete monument (old); thence North 10 degrees 17 minutes 59 seconds East, 408.41 feet to a concrete monument (old) in the westerly r/w of Ellington Parkway; thence leaving the said Paro South with Ellington Parkway the following nine calls: South 43 degrees 18 minutes 23 seconds East, 141.85 feet to a concrete monument (old); thence South 33 degrees 29 minutes 04 seconds East, 237.34 feet to a concrete monument (old); thence South 21 degrees 25 minutes 57 seconds East, passing a ½" iron rod (old) at 211.88 feet for a total distance of 356.68 feet to an iron rod (new); thence South 15 degrees 24 minutes 39 seconds East, 239.88 feet to an iron rod (new); thence South 12 degrees 53 minutes 29 seconds East passing a ½" iron rod (old) for a total distance of 373.43 feet to a concrete monument (old); thence South 05 degrees 53 minutes 09 seconds West 376.46 feet to a concrete monument (old); thence South 09 degrees 06 minutes 03 seconds West, 240.36 feet to a concrete monument (old); thence South 10 degrees 13 minutes 04 seconds West 491.72 feet to a concrete monument (old); thence around a curve to the right having a radius of 1457.39 feet, a central angle of 04 degrees 48 minutes 13 seconds, an arc length of 122.19 feet, a chord bearing and distance of North 74 degrees 45 minutes 41 seconds West, 122.15 feet to a ½" iron rod (old) in the northerly r/w of Ben Allen Road; thence leaving Ellington Parkway North 56 degrees 08 minutes 52 seconds West, 210.70 feet to a ½" iron rod (old) being the southeast corner of the said Carter property; thence leaving Ben Allen Road around the said Carter property the following three calls: North 10 degrees 03 minutes 22 seconds East, 226.82 feet to a fence post; thence North 66 degrees 43 minutes 41 seconds West 69.50 feet to a ½" iron rod (old); thence South 09 degrees 57 minutes 25 seconds West, 213.30 feet to an iron pipe (old) in the northerly r/w of Ben Allen Road; thence leaving the said Carter property with Ben Allen Road the following six calls: North 57 degrees 45 minutes 33 seconds West, 186.57 feet to a 5/8" iron rod (old); thence around a curve to the right having a radius of 254.48 feet, a central angle of 49 degrees 26 seconds 55 minutes, an arc length of 219.63 feet, a chord bearing and length of North 29 degrees 47 minutes 05 seconds West, 212.87 feet to a ½" iron rod (old); thence North 08 degrees 12 minutes 22 seconds West, 94.67 feet to a concrete monument (old); thence North 16 degrees 19 minutes 54 seconds West, 50.64 feet to a ½" iron rod (old); thence around a curve to the left having a radius of 424.44 feet, an arc length of 342.24 feet, a central angle of 46

degrees 11 minutes 56 seconds, and a chord bearing and length of North 27 degrees 13 minutes 55 seconds West, 333.04 feet to an iron rod (old) with RLS 1898; thence North 51 degrees 29 minutes 46 seconds West, 220.00 feet to the point of beginning.

Containing 1,570,198 square feet or 36.05 acres, more or less.

Tax Parcel 42

Being a tract of land in the 12th Civil District of Davidson County, City of Nashville, Tennessee. Being parcel number 42 as shown on Davidson County Property Tax Map number 61. Being bounded on the south by right-of-way (r/w) Ben Allen Road (public r/w varies), on the east by the Patrick Neil Clark property of record in Instrument Number 20091020-0096798 (R.O.D.C.T.) and the James T. Ralph property of record in Instrument Number 20110307-0017849, and on the north and west by the Plumbers & Pipefitters property of record in Deed Book 5824, Page 701 (R.O.D.C.T.) said tract being more particularly described as follows:

Point of beginning being a point in Ben Allen Road being the southeast corner of the said Plumbers property and the southwest corner of the property herein described, having a northing of 689,869.08 and an easting of 1,746,482.59 (NAD83); thence leaving the said Ben Allen Road North 09 degrees 17 minutes 50 seconds East, 411.03 feet to a ¾" iron rod (old); thence South 78 degrees 46 minutes 06 seconds East 200.04 feet to a 3/4" iron rod (old) in the westerly line of the said Ralph property; thence leaving the said Plumbers property South 09 degrees 20 minutes 04 seconds West 200.03 feet to a point being the northeast corner of the said Clark property; thence leaving the said Ralph property North 79 degrees 39 minutes 58 seconds West, 100.11 feet to a ½" iron rod (old); thence South 09 degrees 17 minutes 13 seconds West passing a ½" iron rod (old) at 176.90 feet for a total distance of 198.74 feet to a point in Ben Allen Road; thence with Ben Allen Road North 84 degrees 53 minutes 54 seconds West, 100.00 feet to the point of beginning.

Containing 60,564 square feet or 1.39 acres, more or less.

The foregoing legal descriptions were prepared from the ALTA/NSPS Land Title Survey dated April 29, 2016, identified as Job No. 15166 and prepared by Douglas Ball-Chandler, Tennessee Registered Land Surveyor Registration No. 2588, of Ragan-Smith-Associates, Inc., 315 Woodland Street, P.O. Box 60070, Nashville, Tennessee 37206.

The property described in the foregoing legal description that is designated as Tax Parcels 15, 18, 73, and 85 is the combination of the property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record at Book 10748, Page 181, in the Register's Office for Davidson County, Tennessee, the property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record as Instrument No. 20000906-0088328 in the Register's Office for Davidson County, Tennessee, the property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record at Book 8482, Page 898, in the Register's Office for Davidson County, Tennessee, and the property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record at Book 8482, Page 902, in the Register's Office for Davidson County, Tennessee.

The property described in the foregoing legal description that is designated as Tax Parcel 42 is the same property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty

Deed of record at Book 6740, Page 682, in the Register's Office for Davidson County, Tennessee.

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