BILL GARRETT, Davidson County
Trans:T20160042068 DEEDQC
Recvd: 05/19/16 09:59 3 pgs
Fees:17.00 Taxes:0.00
20160519-0050104

This Instrument Prepared by and Return to:
David C. Porteous, Attorney
1000 Ridgeway Loop, Suite 200
Memphis, Tennessee 38120

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Laura Trickett Riley, Gail Trickett Trapp, and Trickett Automotive Company, a Tennessee corporation, the Grantor herein, parties of the first part, in consideration of Ten and no/100 Dollars ($10.00) lawful money of the United States paid by Umansky Properties HN, LLC, a Delaware limited liability company, the Grantee herein, party of the second part, do hereby bargain, sell, remise, release and quitclaim unto the party of the second part, its successors and assigns, all of the parties of the first part's right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit:

BEING A TRACT OF LAND IN THE 10TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 31, 80, AND 82 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 34-02. BEING BOUNDED ON THE NORTH BY RIGHT-OF-WAY (R/W) OF GALLATIN PIKE (PUBLIC R/W VARIES), ON THE EAST BY THE FLOWER EXPRESS INC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20120330-0027092 (R.O.D.C.T.) AND THE ROBERT TAYLOR JR. PROPERTY OF RECORD IN INSTRUMENT NUMBER 20151123-0118507 R.O.D.C.T.) AND THE AUSTON CARTWRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20130917-0097817 (R.O.D.C.T.), ON THE EAST AND SOUTH BY THE WOODIS HOLDINGS GROUP, LLC PROPERTY OF RECORD IN DEED BOOK 11389, PAGE 30 (R.O.D.C.T.), ON THE SOUTH AND WEST BY THE STEVE R. AND JANELLE BREWSTER PROPERTY OF RECORD IN INSTRUMENT NUMBER 20111103-0085880 (R.O.D.C.T.), ON THE WEST BY THE KEVIN E. DUNN PROPERTY OF RECORD IN INSTRUMENT NUMBER 20140804-0069677 (R.O.D.C.T.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE SOUTHERLY R/W OF GALLATIN PIKE BEING THE NORTHEAST CORNER OF THE SAID DUNN PROPERTY, AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 715,968.30 AND AN EASTING OF 1,762,850.26 (NAD83); THENCE LEAVING THE SAID DUNN PROPERTY WITH THE R/W MARGIN NORTH 35 DEGREES 34 MINUTES 08 SECONDS EAST, 253.32 FEET TO AN IRON ROD (NEW); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.86 FEET, A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 23 SECONDS, AN ARC LENGTH OF 55.51 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 25 MINUTES 50 SECONDS EAST 55.51 FEET TO A 5/8" IRON ROD (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.86 FEET, A CENTRAL ANGLE OF 01 DEGREES 30 MINUTES 45 SECONDS, AN ARC LENGTH OF 48.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 02 MINUTES 54 SECONDS EAST 48.72 FEET TO A 2" IRON PIPE (OLD) BEING THE NORTHWEST CORNER OF THE SAID FLOWER EXPRESS PROPERTY; THENCE LEAVING THE SAID GALLATIN PIKE SOUTH 41 DEGREES 41 MINUTES 05 SECONDS EAST, 245.22 FEET TO A ½" IRON ROD (OLD); THENCE NORTH 39 DEGREES 04 MINUTES 21 SECONDS EAST, 106.49 FEET TO A ¾" IRON ROD (OLD); THENCE SOUTH 41 DEGREES 19 MINUTES 56 SECONDS EAST, 220.25 FEET IRON ROD (NEW) IN THE WESTERLY LINE OF THE SAID CARTWRIGHT PROPERTY; THENCE GENERALLY WITH FENCE SOUTH 42 DEGREES 03 MINUTES 10 SECONDS EAST, 106.66 FEET TO A 5/8" IRON ROD (OLD) BEING IN THE NORTHERLY LINE OF THE SAID WOODIS HOLDING PROPERTY; THENCE GENERALLY WITH FENCE SOUTH 48 DEGREES 18 MINUTES 02 SECONDS WEST, 152.08 FEET TO A 5/8" IRON ROD (OLD); THENCE GENERALLY WITH FENCE SOUTH 32 DEGREES 36 MINUTES 04 SECONDS WEST, 285.99 FEET TO A ½" IRON ROD (OLD) BEING THE NORTHERLY LINE OF THE SAID BREWSTER PROPERTY; THENCE NORTH 43 DEGREES 31 MINUTES 24 SECONDS WEST, 25.26 FEET TO AN IRON ROD (NEW); THENCE GENERALLY WITH FENCE SOUTH 33 DEGREES 50 MINUTES 15 SECONDS WEST 99.85 FEET TO A CONCRETE MONUMENT (OLD); THENCE GENERALLY WITH FENCE NORTH 44 DEGREES 36 MINUTES 46 SECONDS WEST, 124.64 FEET TO AN IRON ROD (NEW) BEING THE SOUTHWEST CORNER OF THE SAID DUNN PROPERTY; THENCE LEAVING SAID FENCE NORTH 33 DEGREES 56 MINUTES 47 SECONDS EAST 100.48 FEET TO A ½" IRON ROD (OLD); THENCE GENERALLY WITH A FENCE PASSING A ½" IRON ROD (OLD) AT 99.90 FEET NORTH 44 DEGREES 29 MINUTES 01 SECONDS WEST, 407.30 FEET TO THE POINT OF BEGINNING.

The foregoing description is from a survey prepared by Douglas Ball-Chandler, RLS No. 2588, dated April 26, 2016.

Being the same property conveyed to parties of the first part by deeds recorded in Book 8181, Page 708, Book 7309, Page 881, Book 5195, Page 525, and Book 5796, Page 908, all in the Register's Office for Davidson County.

This instrument may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which shall be deemed to be a single instrument.

IN WITNESS WHEREOF, the parties of the first part have executed this instrument, or caused this instrument to be executed by its duly authorized officer, as of the 12th day of May, 2016.

Laura Trickett Riley
Laura Trickett Riley

Gail Trickett Trapp
Gail Trickett Trapp

Trickett Automotive Company, a Tennessee corporation

By: Reed Trickett
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Medearis Adams, a Notary Public of said county, Laura Trickett Riley, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained therein by signing her name thereto.

MEDEARIS ADAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN

Witness my hand and seal, at office, in Madison, Tennessee, this 12th day of May, 2016.

Notary Public

My Commission Expires: 3-3-20

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF Lauderdale)

Personally appeared before me, Janice Green, a Notary Public of said county, Gail Trickett Trapp, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained therein by signing her name thereto.

Witness my hand and seal, at office, in Florence, Alabama, this 11 day of May, 2016.

Notary Public

NOTARY PUBLIC ALABAMA

My Commission Expires: 3-18-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Medearis Adams, a Notary Public of said county, Reed Trickett, 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 President of Trickett Automotive Company, a Tennessee corporation, on behalf of the company.

Witness my hand and seal, at office, in Madison, Tennessee, this 12th day of May, 2016.

MEDEARIS ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 3-3-20

* * * * * * * * * * * * * * * * *

Property known as: 1821, 1823 and 1831
Gallatin Pike North, Madison, Tennessee

Name and Address of
Owner and Mail Tax
Notices to:
Umansky Properties HN, LLC
2611 Ridgeway Road
Memphis, Tennessee 38119

Tax Parcel Identification Nos.: 34-2-80,
34-2-37(portion of), 34-2-82, 34-2-31
& 10 D 39790

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this the
16th day of May, 2016.

Notary Public

MEDEARIS ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires: 3-3-20