BILL GARRETT, Davidson County
Trans:T20160047093 DEEDQC
Recvd: 06/03/16 14:36 4 pgs
Fees:22.00 Taxes:0.00
20160603-0056318

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
KPCD, LLC Attn: Kenneth Powers 5000 Crossing Circle Suite 103 Mt. Juliet, TN 37122	SAME	091-16-0-162

WHEREAS, by instrument of record in Instrument Number: 20150814-0081917, in the Register's Office for Davidson County, Tennessee, **R. THOMAS PATTEN** (the "Grantor"), is the record owner of certain real property in Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County as Map 091-16-0-162 (the "Property"); and

WHEREAS, by Warranty Deed from Grantor, recorded simultaneously herewith, **KPCD, LLC,** a Tennessee limited liability company ("Grantee") has purchased the Property from Grantor (the "Deed"); and

WHEREAS, Exhibit A to the Deed conveyed the Property to Grantee pursuant to a new metes and bounds legal description prepared by Blue Ridge Surveying certified by Brian M. Reifschneider as reflected on that survey entitled "ALTA/ACSM Land Title Survey of Associated Warehouse Properties II Property", dated January 22, 2016; and

WHEREAS, Grantor is executing this instrument solely for the purposes of conveying to the Grantee any remaining interest the Grantor may have in the Property based upon the old metes and bounds description attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Grantee, his heirs, successors, representatives, and assigns, all of Grantor's right, title, and interest in and to that certain land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

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

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 2nd day of June, 2016.

GRANTOR:

R. THOMAS PATTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, R. THOMAS PATTEN, the within named 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 and seal, at Office in Nashville, Tennessee, this 2nd day of June, 2016.

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

NOTARY PUBLIC
My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 3rd day of June, 2016.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
OCT 11, 2017

Notary Public
My Commission expires: 9/11/17

Exhibit A
Legal Description

LAND in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin at the intersection of the northerly margin of Charlotte Avenue and the westerly margin of the L & N Railroad Company right-of-way, thence, with the northerly margin of Charlotte Avenue South 83°34'53" West a distance of 224.99 feet to an iron pin; thence, leaving the right-of-way of Charlotte Avenue; North 00°42'45" East a distance of 365.84 feet to an iron pin in the westerly margin of the L & N Railroad Company right-of-way; thence, with the westerly margin of the L & N Railroad Company right-of-way South 32°44'22" East a distance of 405 feet to the point of beginning.

Being a part of the property conveyed to R. Thomas Patten from Associated Warehouse Properties II, a Tennessee general partnership, by Quitclaim Deed, of record in Instrument Number: 20150814-0081917, in the Register's Office for Davidson County, Tennessee.