BILL GARRETT, Davidson County
Trans:T20160047669 DEEDQC
Recvd: 06/06/16 15:33 4 pgs
Fees:22.00 Taxes:0.00
20160606-0057000

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:**
Sylvan Station, LLC Attn: Kenneth Powers 5000 Crossing Circle Suite 103 Mt. Juliet, TN 37122	SAME	091-16-0-162

FOR AND IN CONSIDERATION of the sum of TEN AND NO/lOO ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KPCD, LLC,** a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto **SYLVAN STATION, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, representatives and assigns all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in 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 6th day of June, 2016.

GRANTOR:

KPCD, LLC, a Tennessee limited liability company

By: KPCD II, LLC, a Tennessee limited liability company

Title: Sole Member

By: _____
Name: Kenneth M. Powers

Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared Kenneth M. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of KPCD II, LLC, a Tennessee limited liability company, the Sole Member of KPCD, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of KPCD II, LLC, as Sole Member of KPCD, LLC.

Witness my hand, this 3rd day of June, 2016, at office in Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 9/11/17

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

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.

Notary Public
My Commission expires: 9/11/17

BETTIE JANE WINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

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.

Also being the same property described pursuant to a survey dated January 22, 2016 prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider as follows:

BEING located in the 24st Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 70 (State Route 24, Charlotte Avenue) and 42nd Avenue North intersection and being all of the Associated Warehouse Properties II Property as recorded as Deed Book 7715, Page 838, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a new 5/8" iron pin monument at the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and westerly right-of-way of CSX Transportation Railroad and southeasterly corner to this tract and TRUE POINT OF BEGINNING;

Thence leaving said westerly right-of-way of CSX Transportation Railroad and continuing along with the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue), S 87°56'19" W a distance of 209.43' to a new 1" brass disk monument, said monument being a southeasterly corner common to the State of Tennessee Property, as recorded as Deed Book 772, Page 319, in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and continuing along with the easterly line of the State of Tennessee Property, N 04°01'13" E a distance of 353.37' to a new iron pin monument, said monument being the westerly right-of-way of CSX Transportation Railroad;

Thence leaving said State of Tennessee Property and continuing along with the westerly right-of-way of CSX Transportation Railroad, S 28°08'32" E a distance of 391.22' to a new iron pin monument, which is the point of beginning, having an area of 36,795 square feet, 0.84 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated January 22, 2016

Being the same property conveyed to KPCD, LLC, a Tennessee limited liability company, from R. Thomas Patten by Special Warranty Deed of record in Instrument No. 20160603-0056317 and Quitclaim Deed, of record in Instrument No. 20160603-0056318, in the Register's Office for Davidson County, Tennessee.