This Instrument Was Prepared by:
Mark A. Williams, Esq.
Sequatchie Concrete Service, Inc.
406 South Cedar Avenue
South Pittsburg, Tennessee 37380

Owner & Tax Liability:
Cowan Street Properties
c/o Browning Development Solutions
Post Office Box 2725
Brentwood, Tennessee 37024

Map & Parcel Numbers: 082 10 0 007.00; 082 10 0 012.00; 082 10 0 013.00 & 082 10 0 058.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and for other good and valuable considerations, **SEQUATCHIE COWAN STREET HOLDINGS, LLC, a Tennessee limited liability company,** does hereby demise, release and forever quitclaim unto **COWAN STREET PROPERTIES, a Tennessee general partnership,** its successors and assigns, all of its right, title and interest, both legal and equitable, in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, bounded and described as follows:

PARCEL 1:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of Shelby Estates of record In Plan Book 1, page 10, Chancery Court at Nashville and described according to a copy of a survey thereof made by J.R. Wauford 5 Co., Engineers December 8, 1958, as revised on June 14, 1981, as follows:

Beginning at a point, an old concrete monument and old iron pipe set in concrete in the west line of Cowan Street, 435 feet more or less north from the centerline of Jefferson Street at the northeast comer of the property of Nashville Breeko Block Company; thence with said Block Company's north line, north 87 deg. 44' west passing old iron pipe set in concrete and an old concrete monument at 1200.6 feet, a total distance of 1220.6 feet more or less to the low water mark of the Cumberland River; thence down said River, according to reference line approximately north 9 deg. 33' west 153 feet more or less to a point; thence leaving the low water mark of said River, up to bank south 87 deg. 44' east 50 feet more or less to an iron pin in said reference line and continuing south 87 deg. 44' east 1229.9 feet to an iron pin in the west margin of Cowan Street; thence with the margin of the same south 1 deg. 30' west 150 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20160050662 DEEDQC
Recvd: 06/15/16 11:29 4 pgs
Fees:22.00 Taxes:0.00
20160615-0060557

PARCEL 2:

Land in Davidson County, Tennessee, being part of Lot No.10 on the plan of the First Division of the John Shelby Estate in East Nashville as of record in Plan Book No. 1 page 10, Chancery Court at Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, November 7, 1956, as follows:

Beginning at a concrete monument on the westerly margin of Cowan Street, at the corner of Lots Nos. 9 and 10; thence with said Street, south 1 deg. 50' west 353.78 feet to a concrete monument located 51.8 feet north of the northerly line of the Jefferson Street Bridge Approach; thence south 76 deg. 40' west 481.5 feet to a concrete monument on the east margin of the right-of-way of the Louisville & Nashville Railroad spur track; thence with said right-of-way north 30 deg. 30' east 74.6 feet; thence crossing said spur track, north 59 deg. 30' west 265 feet to a concrete monument; thence north 34 deg. 05' west 184.3 feet to a concrete monument; thence north 88 deg. 04' west, passing a concrete monument at 370 feet in all 568 feet, more or less, to original low water mark of the Cumberland River, as shown on said survey; thence with said low water mark of the Cumberland River, northwardly 150 feet, more or less, to the corner of said lots Nos 9 and 10, thence with the line between said two lots, south 88 deg. 04' east 1395 feet to the beginning, containing 8 acres, more or less, exclusive of said right-of-way.

PARCEL 3:

Being part of Lot No. 10 on the Plan of the First Division of the John Shelby Estate in East Nashville, as of record in Plat Book No. 1, page 10, Chancery Court at Nashville described according to a survey made by Z.J. Wilkinson, Surveyor, November 7, 1956, and September 28, 1957, as follows:

Beginning on the westerly margin of the right-of-way of the Louisville and Nashville Railroad Spur Track at the most southerly point of the 4.69 acre tract, shown on said survey, said point- being on the southwesterly line of the property conveyed to Carroll Strohm, Jr. by deed from Farris Hardwood Lumber Company of record in Book 2602, page l44, Register's Office for said County; thence with the line of said Strohm property, north 59 deg. 30' west 225 feet, north 30 deg. 05' west 188 feet to a concrete monument; thence north 88 deg. 04' west, passing a concrete monument at 370 feet, in all 568 feet, more or less, to original low water mark of the Cumberland River; thence with said low water mark of the Cumberland River, south 28 deg. 34' east 106.8 feet; thence south 88 deg. 04' east 555 feet; thence south 21 deg. 43' east 102.8 feet to a concrete monument; thence south 59 deg. 30' east 227 feet to a concrete monument on the westerly margin of said right-of-way of the Louisville and Nashville Railroad Spur Track; thence with said right-of-way north 30 deg. 30' east 32 feet to the beginning, containing 1.42 acres, more or less.

PARCEL 4:

Being part of Lot No. 10 on the Plan of the First Addition of the John Shelby Estate in East Nashville as of record in Plat Book 1, page 10, Chancery Court as Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, November 7, 1956, and September 28, 1957, as follows:

Beginning at a concrete monument in the southern boundary line of the property conveyed to Carroll Strohm, Jr. and wife by deed from Farris Hardwood Lumber Company of record in Book 2701, page 37, Register's Office for said County, said monument being also north 59 deg. 30' west 227 feet from a concrete monument in the northwesterly right-of-way line of the L.&M. spur track; thence with said Strohm's southern boundary line, north 21 deg. 43' west 102.8 feet and north 88 deg. 04' west 555 feet to the original low water mark of the Cumberland River; thence with the low water mark of the Cumberland River, south 28 deg. 34' east 59.3 feet; thence south 88 deg. 04' east 480 feet to a stake; thence south 59 deg. 30' east 92.52 feet to the beginning, containing 0.66 acres, more or less.

Being the same property conveyed by Sequatchie Concrete Service, Inc., a Tennessee corporation, to Sequatchie Cowan Street Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 6-8-16 appearing of record as Instrument Number 20160615-0060556, in the Register's Office of Davison County, Tennessee.

The foregoing description is the same as that contained in said previous deed of record.

This conveyance is made subject to all matters appearing of record in the Register's Office of Davidson County, Tennessee.

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[*Signature Page Follows*]

WITNESS ITS HAND, this the 8th day of ~~May~~ June, 2016.

SEQUATCHIE COWAN STREET HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Print Name: Mark A Williams
Its: General Counsel / Corp. Secretary

STATE OF TENNESSEE
COUNTY OF MARION

Personally appeared before me, the undersigned authority, a Notary Public, Mark A. Williams, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that he is the General Counsel / Corp Secretary of Sequatchie Cowan Street Holdings, LLC, a Tennessee limited liability company, and who further acknowledged that he as such General Counsel / Corp. Secretary being authorized so to do, executed the within instrument on behalf of the corporation, for the purposes therein contained.

Witness my hand and official seal at South Pittsburg, Tennessee, this 8th day of ~~May~~ June, 2016.

_____
NOTARY PUBLIC

My Commission Expires: Nov 5, 2018

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $---0.00--, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 8th day of ~~May~~ June, 2016.

_____
Notary Public

My Comm. Exp. Nov 5, 2018

BRANDI NORRED MAIORINO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

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