BILL GARRETT, Davidson County
Trans:T20160051686 DEEDQC
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Fees:32.00 Taxes:0.00
20160617-0061861

This Instrument Was Prepared From
Information Provided By the Parties By:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Wildwood Reserve, LLC 6231 Hillsboro Pike Nashville, Tennessee 37215	New Owner	158-96 158-109 158-25 158-26

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARTIN BROWN, SR.**, (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **WILDWOOD RESERVE, LLC**, a Tennessee limited liability company (hereinafter the "GRANTEE"), its successors and assigns, all of his right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference, less and except that certain five (5) acre tract as described on Exhibit A.

This is improved property known as 6231 Hillsboro Pike, Nashville, Davidson County, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed as of this 17th day of June, 2016.

[*Signatures appear on next page*]

GRANTOR:

Martin L Brown, Sr

MARTIN BROWN, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Martin Brown, Sr., 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of June, 2016.

NOTARY PUBLIC

My Commission Expires:
August 20, 2019

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Fred Rumbell

AFFIANT

Subscribed and sworn to before me this
17th day of June, 2016.

Notary Public

My Commission Expires:
August 20, 2019

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

42512808.01

EXHIBIT A

Legal Descriptions

The following lands lying in Davidson County, Tennessee, to-wit:

Tract One (14.6 acres):

LAND in the 7th Civil District of Davidson County, Tennessee, described according to a survey made by James H. Sawyer, Jr., surveyor, February 4, 1969, as follows:

> BEGINNING on the westerly margin of Hillsboro Road at the southeast corner of the property conveyed to Albert W. Johnson and wife, of record in Book 3102, page 581, Register's Office for said County; thence north 84 degrees 49 minutes west 1780 feet; thence south 03 degrees 10 minutes east 120.9 feet; thence south 52 degrees 34 minutes east 1037.4 feet; thence north 30 degrees 25 minutes east 550 feet; thence south 52 degrees 30 minutes east 522.6 feet to the westerly margin of Hillsboro Road; thence north 29 degrees east 500.3 feet to the beginning, containing 14.6 acres, more or less.
>
> BEING the same property conveyed to Martin S. Brown, by Installment Deed dated October 22, 1979 from J. B. Thomas and wife, Lucille Thomas, of record in Book 5518, page 2, Register's Office for Davidson County, Tennessee.

Tract Two (162.3 acres):

Land in the 7th Civil District of Davidson County, Tennessee, described as follows: according to a survey made by William Collier Parrish Associates, Civil Engineers, No. 60-281, dated May 18, 1960.

> BEGINNING at a mark on a stone wall on the south side of a drain (witnessed by an iron stake) in the west right-of-way of Hillsboro Road (U.S. Route 431) being the northeast corner of said land and being forty (40') from the centerline of said road; thence with the said westerly right of way as follows: S 30° 03' W 185.9 feet to a concrete monument at the beginning of a curve; thence with a curve to the left 265.2 feet to an iron stake; thence leaving the said right-of-way S 70° 00' E 40.34 feet to a spike in the centerline of Hillsboro Road; thence with the said centerline southwesterly with a curve to the left 181 feet to the end of said curve, witnessed by a concrete right-of-way monument on both sides of Hillsboro Road; thence continuing with said centerline S 27° 48' W 1,254.8 feet to a spike at the south corner of this land; thence leaving Hillsboro Road N 86° 32' W 1,987.7 feet with the northerly lines of the Hyde Land and the J. B. Thomas Land, to a point in the easterly line of land conveyed to B. K. Hibbett; thence with the Hibbett's line N 3° 02' E 499.9 feet to an iron stake; and N 86° 39' W 259.1 feet to an iron pipe (by others), the southwest corner of this land; thence with the Sharpe's east line N 4°

00' E 405.3 feet to an iron stake at a fence post; thence N 3° 15' E 685.5 feet to an iron stake; thence N 4° 14' E 469.7 feet to a concrete monument at the southwest corner of Chickering Estates Subdivision; this being the northwest corner of this land; thence with the Southerly line of Chickering Estates Subdivision as follows: S 85° 12' E 548.3 feet to an iron stake; S 85° 57' E 327.2 feet to a concrete monument, the southeast corner of said subdivision; thence with the lands of L. C. Martin as follows: S 85° 30' E 491.1 feet to an iron stake; N 53° 50' E 763.1 feet to an iron stake; S 81° 41' E 211.0 feet to an iron stake; S 77° 16' E 365.9 feet to an iron stake; S 63° 28' E 156.5 feet to an iron stake; S 49° 42' E 337.3 feet to an iron stake; S 56° 53' E 431.9 feet to an iron stake; S 67° 11' E 723.5 feet to an iron stake: containing 167.3 acres, more or less (less the five (5) acres described as Tract Three), as shown on survey by William Collier Parrish Associates, dated May 18, 1960.

Being the same property conveyed to Martin S. Brown and wife, Elizabeth M. Brown (now deceased), by deed from Dobson & Johnson, Inc., a Tennessee corporation, of record in Book 4910, page 907, Register's Office for Davidson County, Tennessee.

Tract Three (5 acres):

LAND in the Seventh Civil District of Nashville, Davidson County, Tennessee, being part of a 167.3 acre tract of land conveyed to Albert W. Johnson and wife, Margaret H. Johnson by Rudolph H. Light on August 1, 1960, recorded in Deed Book 3102, page 581, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the north boundary of the 167.3 acre tract of land, said concrete monument being the southeast corner of Chickering Estates Subdivision, Section II, recorded in Plat Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee, said monument also being the southeast corner of a parcel of land conveyed to Ralph Owen, Jr., recorded in Deed Book 3935, page 804, Register's Office for Davidson County; thence South 87 degrees 30 minutes east 139.3 feet with the south boundary of a parcel of land conveyed to Ralph Owen, Jr., recorded in Deed Book 3935, page 804, Register's Office for Davidson Count to an iron pin; thence south 2 degrees 03 minutes west, 467.7 feet severing the lands of Albert W. Johnson and wife, Margaret H. Johnson, and continuing to an iron pin at the southeast corner of the herein described tract; thence North 87 degrees 57 minutes west 466.6 feet severing the lands of Albert W. Johnson and wife, Margaret H. Johnson, and continuing to an iron pin at the southwest corner of the herein described tract; thence North 2 degrees 03 minutes east 466.6 feet with the west boundary of the herein described tract, and severing the lands of Albert W. Johnson and wife, Margaret H. Johnson, and continuing to an iron pin at the northwest corner of the herein described tract; thence South 87 degrees 57 minutes east 327.3 feet with the south boundary of Chickering Estates, Section II, and the north boundary of the 167.3 acre tract

conveyed to Albert W. Johnson and wife, Margaret H. Johnson, recorded in Deed Book 3102, page 581, Register's Office for Davidson County, Tennessee, to the point of beginning. Containing 5.0 acres, more or less.

BEING part of the same property conveyed to Martin S. Brown and wife, Elizabeth M. Brown (now deceased), by deed from Dobson & Johnson, Inc., a Tennessee corporation, of record in Book 4897, page 605, Register's Office for Davidson County, Tennessee, and as corrected by Warranty Deed in Book 5462, page 994, said Register's Office.

Tract Four (note Tract Four is included within Tract Two):

Being a tract of land in the Second Civil District of Davidson County, Tennessee, formerly the Seventh Civil District of said County, located westwardly of Hillsboro Road between Chickering Lane and Old Hickory Boulevard. Beginning at a point North 86 degrees 32 minutes West 769.0 feet, North 1114.0 feet from the southeasterly corner of the undermentioned tract; thence North 76 degrees 00 minutes West 700.0 feet to a point; thence North 14 degrees 00 minutes East 750.0 feet to a point; thence East 260.0 feet to a point; thence South 282.3 feet to a point; thence South 66 degrees 26 minutes East 384.8 feet to a point; thence 14 degrees West 475.0 feet to the point of beginning, said tract containing 10.0 acres more or less.

Being the same property conveyed to Martin S. Brown and wife, Elizabeth M. Brown (now deceased), by deed from Jonathan Harwell of record in Book 5825 page 807, Register's Office for Davidson County, Tennessee.

BUT LESS AND EXCEPT from the foregoing that certain five (5) acres of land, which shall be retained by said Martin S. Brown, and described as follows:

Being a tract of land lying in Davidson County, Tennessee, also being a part of Parcel 158 on Map 158 in the Office of the Tax Assessor for Nashville, Davidson County, Tennessee and being more particularly described as follows;

Commencing at a point on the westerly right-o-way line of Hillsboro Pike at a corner common with the North East corner of Martin S. Brown, as or record in Book 5902, Page 274, at said Register's Office, and the South East corner of Martin S. Brown, as of record in Book 5462, Page 994, at said Register's Office;

Thence leaving the westerly right-of-way line of Hillsboro Pike with a line between the two above referenced parcels, North 82 deg 36 min 33 sec West, 769.00 feet to a point;

Thence North 03 deg 55 min 27 sec East, 1114.00 feet to a point at a corner common with Martin S. Brown, Parcel 109 Map 158, as of record in Book 5825, Page 807, at said Register's Office, being the point of beginning;

Thence North 17 deg 55 min 27 sec East, 475.04 feet to a point;

Thence South 82 deg 37 min 51 sec East, 198.22 to a point;

Thence South 03 deg 37 min 40 sec East, 413.75 feet to a point;

Thence South 08 deg 04 min 20 sec West, 297.93 feet to a point;

Thence north 82 deg 37 min 51 sec West, 346.23 feet to a point;

Thence North 03 deg 55 min 27 sec East, 237.49 feet to the point of beginning, containing 217,800 square feet (5.00 acres more or less).

Being part of the same property conveyed to Martin S. Brown, as of record in Book 5462, Page 994, at said Register's Office.