THIS INSTRUMENT PREPARED BY:
R. Eric Thornton, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
(CHIC 15958)

Based on the information provided by the parties, no title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20160060233 DEEDQC
Recvd: 07/14/16 08:44 4 pgs
Fees:22.00 Taxes:0.00
20160714-0072047

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, 2300 CLIFTON PARTNERS, LLC, conveys and quitclaims unto LAND DELEOT, JOHNSON PHILLIPS, ERIC THORNTON and TOWERY HOLDINGS, LLC, their heirs and assigns, all of its right, title and interest in and to the following described real estate, to wit:

Lying and being in the Twenty-first Councilmanic District of Davidson County, State of Tennessee, and being Lot 2 of the Project Cure Industrial Subdivision, as shown on revised final plat of said subdivision, of record as Instrument No. 20101105-0089012, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

ALSO CONVEYED HEREWITH is a fifty foot (50') wide, perpetual, non-exclusive easement for ingress, egress and utilities for the purpose of providing access to the above referenced property from Clifton Avenue as shown on plat of record in Instrument No. 20101105-0089012, in the Register's Office of Davidson County, Tennessee, subject to the following terms and conditions:

1. So long as Benevolent Healthcare Foundation, d/b/a Project C.U.R.E., a Colorado nonprofit corporation, owns and occupies Lot 1 of the Project Cure Industrial Subdivision, as shown on revised final plat of said subdivision, of record as Instrument No. 20101105-0089012, in the Register's Office of Davidson County, Tennessee, then the Grantee shall pay a fee of Five Thousand Dollars ($5,000) per year for the use and maintenance of said easement, beginning in the twenty-fourth (24th) month of ownership.

2. Grantee shall have the right to maintain landscaping and signage at the entrance of Clifton Avenue at Grantee's expense.

3. Grantee shall have the right to improve the roadway within the easement if required by Metropolitan Nashville and Davidson County Planning Commission, Metropolitan Council, or other governing body for Grantee's intended use of the above described Lot 2.

Being part of the same property conveyed to 2300 Clifton Partners, LLC, by deed from Benevolent Healthcare Foundation, d/b/a Project C.U.R.E., a Colorado nonprofit corporation, dated November 17, 2015, and of record in Instrument No. 20151120-0117939, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument No. 20101105-0089012, in the Register's Office of Davidson County, Tennessee, including a twenty foot (20') power line easement, a ten foot (10') power line easement, a twenty foot (20') sanitary sewer easement, a fifty foot (50') ingress egress easement (private); a thirty foot (30') sanitary sewer easement, a sixty-three inch (63") combined brick sewer, a public utility and drainage easement along the south boundary, a twenty-four inch (24") combined brick sewer, and a variable power line easement near the south boundary.

This conveyance is subject to the right of the Nashville and Western Railroad and CSX Railroad to expand to their full chartered width.

This conveyance is subject to a Sanitary Sewer Easement in favor of City of Nashville, TN, and of record in Book 1755, Page 16, in the Register's Office of Davidson County, Tennessee, and as shown on a survey prepared by Kenneth D. Church, TN RLS#1004, in association with Gresham Smith and Partners, dated October 16, 2015, Job No. 41128.00

This conveyance is subject to any facts, rights, interests or claims that may arise by reason of the following matters disclosed by a survey prepared by Kenneth D. Church, TN RLS#1004, in association with Gresham Smith and Partners, dated October 16, 2015, Job No. 41128.00: (a) a four foot (4') concrete pad encroachment along east boundary.

This conveyance is subject to a Deed of Trust from 2300 Clifton Partners, LLC, a Tennessee limited liability company, to Matthew J. Ellis, Trustee, to secure a note in favor of Legends Bank, in the amount of $780,000.00, dated November 17, 2015, and of record Instrument No. 20151120-0117940, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, 2300 CLIFTON PARTNERS, LLC, has caused its name to be subscribed hereto by its duly authorized officer on this the 5TH day of July, 2016.

2300 CLIFTON PARTNERS, LLC

BY: _____
W. McClain Towery, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. MCCLAIN TOWERY, 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 2300 CLIFTON PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as President.

WITNESS MY HAND and official seal at office in said County this 5th day of July, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 12/27/2017

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for ~~this transfer is~~ $ 0.

AFFIANT

Subscribed and sworn before me this 11th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 1/26/19

TIANA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

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Map & Parcel:
092 07 0 422.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
LAND DELEOT, et al
c/o Equitable Property Company, LLC
3201 Trevor Street, 200
Nashville TN 37209