BILL GARRETT, Davidson County
Trans:T20160063375 DEEDQC
Recvd: 07/22/16 14:36 4 pgs
Fees:22.00 Taxes:0.00
20160722-0075862

This Instrument Prepared By:
Marcy Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
411 Woodycrest, LLC	411 Woodycrest, LLC	
333 Murfreesboro Pike	333 Murfreesboro Pike	105-8-278
Nashville, TN 37210	Nashville, TN 37210	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

David B Caldwell
Affiant

SUBSCRIBED AND SWORN TO before me, on this 18th day of July, 2016.

Charles W Seaman
Notary Public

CHARLES W. SEAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: March 17, 2017

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, TREVECCA NAZARENE UNIVERSITY, a Tennessee nonprofit corporation ("Grantor"), does hereby quitclaim unto 411 WOODYCREST, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (the "Property").

The Property is improved property known as 411 Woodycrest Avenue, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 18th day of July, 2016.

TREVECCA NAZARENE UNIVERSITY,
a Tennessee nonprofit corporation

By: David B Caldwell
David B. Caldwell, its Executive Vice President of Finance & Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles W. Seaman, a Notary Public of said County and State, personally appeared David B. Caldwell, 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 Executive Vice President of Finance & Administration of Trevecca Nazarene University, the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Vice President of Finance & Administration executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President of Finance & Administration.

Witness my hand and seal, at Office in Nashville, Tennessee, this 18th day of July, 2016.

Charles W Seaman
Notary Public

My Commission Expires: March 17, 2017

CHARLES W. SEAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

LAND in the 6th Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by Bruce Rainey & Assoc., Land Surveyors, dated October, 31, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Woodycrest Avenue, located 227.65 feet easterly from the iron pin at the curve at the intersection of Woodycrest Avenue and Lester Avenue; thence with said margin of Woodycrest Avenue easterly 69.83 feet to an iron pin; thence S00°15'00"E, 5 feet to an iron pin; thence easterly with said margin of said Woodycrest Avenue, 142.16 feet to an iron pin; thence S14°53'21"W, 5 feet to an iron pin; thence s. 72°29'10"E, 48.82 feet to an iron pin; thence N20°08'20"e, 15 feet to an iron pin; thence southeasterly with said margin of said Woodycrest Avenue, 237.25 feet to an iron pin; thence S45°03'19"e, 42.19 feet to an iron pin at the north margin of the Louisville and Nashville Railroad right-of-way; thence westerly with said margin of said Railroad right-of-way 287.00 feet to an iron pin; thence N12°20'23"W, 50 feet to an iron pin; thence S73°35'14"W, 248.83 feet to an iron pin; thence N00°41'50"E, 244.44 feet to the point of beginning, containing 1.93 acres, more or less.

Being the same property conveyed to William H. Emery and wife, Maxine Emery, by deed from VENTURE PROPERTIES, a partnership, of record in Book 6460, Page 771, Register's Office for Davidson County, Tennessee. Maxine Emery having since died.

Being the same property conveyed to Grantor by deed of record as Instrument No. 20150928-0098088, in the Register's Office of Davidson County, Tennessee.

No new survey made. The property description contained herein is the same as the property description found in prior title