BILL GARRETT, Davidson County
Trans:T20160074652 DEEDQC
Recvd: 08/26/16 10:28 5 pgs
Fees:27.00 Taxes:0.00
20160826-0089471

This Instrument Prepared By:
Thomas C Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, TN 37238

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
RWA/Ashland Place, LLC 329 54th Ave N Nashville, TN 37209	SAME	Map-Par. 069-06-0A-001.00CO, 069-06-0A-002.00CO, 069-06-0A-003.00CO, 069-06-0A-004.00CO, 069-06-0A-005.00CO, 069-06-0A-006.00CO, 069-06-0A-007.00CO, 069-06-0A-008.00CO, 069-06-0A-009.00CO, 069-06-0A-010.00CO, 069-06-0A-011.00CO, 069-06-0A-012.00CO, 069-06-0A013.00CO, 069-06-0A-014.00CO, 069-06-0A-015.00CO, 069-06-0A-016.00CO, 069-06-0A-017.00CO, 069-06-0A-018.00CO, 069-06-0A-019.00CO, 069-06-0A-020.00CO, 069-06-0A-021.00CO, 069-06-0A-022.00CO, 069-06-0A-023.00CO, 069-06-0A-024.00CO, 069-06-0A-025.00CO, 069-06-0A-026.00CO, 069-06-0A-027.00CO, 069-06-0A-028.00CO, 069-06-0A-029.00CO, 069-06-0A-030.00CO, 069-06-0A-031.00CO, 069-06-0A-032.00CO, 069-06-0A-033.00CO, 069-06-0A-034.00CO, 069-06-0A-035.00CO, 069-06-0A-036.00CO, 069-06-0A-037.00CO, 069-06-0A-038.00CO, 069-06-0A-039.00CO, 069-06-0A-040.00CO, 069-06-0A-041.00CO, 069-06-0A-042.00CO, 069-06-0A-043.00CO, 069-06-0A-044.00CO, 069-06-0A-045.00CO, 069-06-0A-046.00CO, 069-06-0A-047.00CO, 069-06-0A-048.00CO, 069-06-0A-049.00CO, 069-06-0A-050.00CO, 069-06-0A-051.00CO, 069-06-0A-052.00CO, 069-06-0A-900.00CO, and 069-00-0-121.00

FOR the purpose of making a capital contribution to the Grantee and no monetary payment, OMEGA PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RWA/ASHLAND PLACE, LLC, a Tennessee limited liability company (the "Grantee"), its successors, and assigns,

all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

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.

(Remainder of page intentionally left blank; signature blocks follow.)

IN WITNESS WHEREOF, the undersigned Grantors have hereunto subscribed their names on this 25th day of August, 2016.

GRANTOR:

OMEGA PROEPRTIES, LLC

By. _____
Robert W. Pullen, Jr.
Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Erica Martinez, a Notary Public of said County and State, Robert w. Pullen, Chief Manager, 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 within instrument for the purposes therein contained by signing as Chief Manager on behalf of Omega Properties, LLC.

Witness my hand and seal, at Office in Nashville, Tennessee, this 25th day of August, 2016.

NOTARY PUBLIC
My Commission expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 28th day of August, 2016.

NOTARY PUBLIC
My Commission expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

EXHIBIT A

PROPERTY DESCRIPTION

Property Located in the First Councilmanic District of Davidson County Tennessee, Being Parcel 900.00 as Shown on Davidson County Property Map 69-06A and Parcel 121.00 on Map 69 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the Southerly Right-of-Way of Ashland City Highway (State Route 12), Being the Northeast Corner of the Property Conveyed to Cumberland Long Term Facility, Inc. as of Record in Instrument No. 20110419-0030262, R.O.D.C., Tennessee; Thence, Following the Southerly Right-of-Way of Ashland City Highway With a Curve to the Right Having a Central Angle of 03 Degrees 41 Minutes 51 Seconds, a Radius of 6331.20 Feet, an Arc Length of 408.59 Feet and a Chord Bearing and Length of South 67 Degrees 08 Minutes 38 Seconds East 408.52 Feet to an Iron Rod (New), Being the Northwest Corner of the Property Conveyed to William D. Carothers, Et Ux as of Record in Deed Book 6450, Page 985, R.O.D.C., Tennessee; Thence, Leaving the Southerly Right-of-Way of Said Ashland City Highway and Following the Westerly Boundary of Said Carothers South 24 Degrees 51 Minutes 38 Seconds West 205.11 Feet to an Iron Rod (Old), Being the Southwest Corner of Said Carothers; Thence, Following the Southerly Boundary of Said Carothers South 67 Degrees 58 Minutes 03 Seconds East 82.00 Feet to an Iron Rod (Old), Being the Southeast Corner of Said Carothers; Thence, Following the Easterly Boundary of Said Carothers North 25 Degrees 49 Minutes 34 Seconds East 200.75 Feet to an Iron Rod (Old) on the Southerly Right-of-Way of Ashland City Highway, Being the Northeast Corner of Said Carothers; Thence, Following the Southerly Right-of-Way of Said Ashland City Highway with a Curve to the Right Having a Central Angle of 01 Degrees 12 Minutes 55 Seconds, a Radius of 6331.20 Feet, an Arc Length of 134.28 Feet and a Chord Bearing and Length of South 63 Degrees 54 Minutes 57 Seconds East 134.28 Feet to an Iron Rod (Old), Being the Northwest Corner of the Property Conveyed to Antonio B. Starks as of Record in Instrument No. 20090730-0071271, R.O.D.C., Tennessee; Thence, Leaving Said Southerly Right-of-Way of Ashland City Highway and Following the Westerly Boundary of Said Starks South 26 Degrees 37 Minutes 31 Seconds West 624.68 Feet to an Iron Rod (New) on the Northerly Right-of-Way of the Illinois Central Gulf Railroad; Thence, Following the Northerly Right-of-Way of Said Railroad with a Curve to the Left Having a Central Angle of 12 Degrees 30 Minutes 44 Seconds, a Radius of 1960.00 Feet, an Arc Length of 428.03 Feet and a Chord Bearing and Length of North 81 Degrees 06 Minutes 57 Seconds West 427.18 Feet to a Concrete Monument (Old), Being the Southeast Corner of the Aforementioned Cumberland Long Term Facility, Inc. Property; Thence, Leaving the Northerly Right-of-Way of Said Railroad and Following the Easterly Boundary of Said Cumberland Long Term Facility, Inc. North 00 Degrees 44 Minutes 39 Seconds East 203.71 Feet to an Iron Rod (Old); Thence, North 55 Degrees 02 Minutes 53 Seconds East 85.76 Feet to a Concrete Monument (Old); Thence, North 06 Degrees 20 Minutes 04 Seconds East 496.55 Feet to the POINT OF BEGINNING, as shown in survey dated October 16, 2015 by J.L. Whitson, TLS No. 1732, of Wamble & Associates, PLLC, Nashville, TN, File No.: 875-0115.

Containing 336,585 Square Feet or 7.73 Acres.

Being the same property conveyed to HENRY S. HOOD AS TO A 50% INTEREST, WALLACE B. ROWLAND AS TO A 25% INTEREST AND WILLIAM E. SHOFNER AS TO A 25% INTEREST, ALL AS TENANTS IN COMMON, by deed from BLK, LLC of record in Instrument No. 20131004-0104450, dated September 30, 2013, said Register's Office. WALLACE B. ROWLAND, AS TO AN UNDIVIDED 25% INTEREST AND WILLIAM E. SHOFNER, AS TO AN UNDIVIDED 25% INTEREST have conveyed their interest in said property to SARAH J. HOOD by special warranty deed of record in Instrument No. 20141002-0091203, dated October 2, 2014, said Register's Office.

And being the same property conveyed to Omega Properties, LLC by Deed from Henry S. Hood and Sarah J. Hood of record as Instrument No. 20151104-0112572 Register's Office for Davidson County, Tennessee.