BILL GARRETT, Davidson County
Trans:T20160076828 DEEDQC
Recvd: 09/01/16 14:12 3 pgs
Fees:17.00 Taxes:0.00
20160901-0092276

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Fairway – Ashland, LLC 728 Shades Creek Parkway Suite 210 Birmingham, AL 35209	Same	106-13-0-172.01

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TAFA, INC., a Tennessee corporation (the "Grantor"), hereby quitclaims and conveys to FAIRWAY-ASHLAND, LLC, an Alabama limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

BEING A TRACT OF LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBER 172.01 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 106-13. BEING BOUNDED ON THE EAST BY THE RIGHT-OF-WAY (R/W) OF FOSTER AVENUE (60' PUBLIC R/W), ON THE SOUTH AND WEST BY RIGHT-OF-WAY (R/W) OF THE CSX RAILROAD, AND ON THE NORTH AND WEST BY THE MARY ELIZABETH HOBBS PROPERTY OF RECORD IN DEED BOOK 4818, PAGE 113 (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING AN IRON ROD (OLD) IN THE WESTERLY R/W OF FOSTER AVENUE BEING THE SOUTHEAST CORNER OF THE SAID HOBBS PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 654,277.01 AND AN EASTING OF 1,749,344.69 (NAD83); THENCE LEAVING THE SAID HOBBS PROPERTY WITH THE R/W OF THE SAID ROAD SOUTH 05 DEGREES 29 MINUTES 33 SECONDS WEST, 293.54 FEET TO A CONCRETE MONUMENT (OLD); THENCE SOUTH 16 DEGREES 53 MINUTES 33 SECONDS WEST 107.70 FEET TO A P.K. NAIL (NEW) IN THE NORTHERLY R/W OF THE SAID CSX RAILROAD; THENCE LEAVING FOSTER AVENUE WITH THE SAID RAILROAD NORTH 49 DEGREES 55 MINUTES 27 SECONDS WEST 668.40 FEET TO AN IRON ROD (NEW) BEING THE SOUTHWEST CORNER OF THE SAID HOBBS PROPERTY; THENCE LEAVING THE SAID RAILROAD WITH THE SAID HOBBS PROPERTY SOUTH 86 DEGREES 29 MINUTES 04 SECONDS EAST, 571.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 116,978 SQUARE FEET OR 2.69 ACRES, MORE OR LESS

Being the same property conveyed to TAFA, Inc., a Tennessee corporation, by Deed recorded in Book 4276, Page 225, Register's Office of Davidson County, Tennessee.

This is improved property known as 1333 Foster Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 31 day of August, 2016.

TAFA, Inc.

By Charles M Stone, III
Name: Charles M. Stone, III
Its: Owner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Charles M. Stone, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 2016.

Brenda Reynolds
Notary Public

My Commission Expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Alabama)

COUNTY OF Jefferson)

The actual consideration for this transfer is $0.

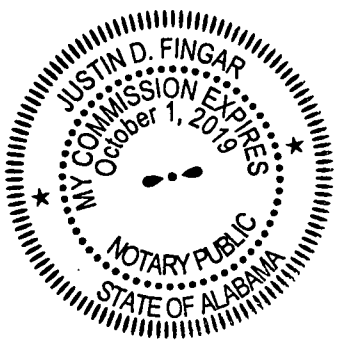
Affiant

Sworn to and subscribed before me this 29th day of August, 2016.

Notary Public

My Commission Expires:

10/1/19



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