This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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BILL GARRETT, Davidson County
Trans:T20160080001 DEEDQC
Recvd: 09/13/16 09:39 3 pgs
Fees:17.00 Taxes:0.00
20160913-0096021

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Tom Moore, Trustee SHOPS OF ALLIED DRIVE TRUST dated May 15, 2014 1607 Knox Drive Brentwood, TN 37027	SAME	13305006500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Kathryn Wood
AFFIANT

Sworn to and subscribed before me this 25 day of August, 2016.

Jill Napier
Notary Public

My Commission Expires:

JILL NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2018

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, we, RANDAL WILCHER and wife, ADELE WILCHER, do hereby quitclaim, release and convey unto Tom Moore, Trustee, and his successors in trust, of the SHOPS OF ALLIED DRIVE TRUST dated May 15, 2014, all of our right, title and interest in the following described real estate in Davidson County, Tennessee:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

BEING the same property conveyed to RANDAL WILCHER and wife, ADELE WILCHER, by VULCAN HOLDINGS, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument #20130104-0001249,

This is improved property known as 485 Allied Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on 25 day of August, 2016.

RANDAL WILCHER

ADELE WILCHER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDAL WILCHER and ADELE WILCHER with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 6 day of Sept, 2016.

NOTARY PUBLIC
My Commission Expires:

JILL NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

12-04986 WILCHER

EXHIBIT A - LEGAL DESCRIPTION

Land located in Davidson County, Tennessee, Beginning at an iron pin on the Southerly margin of Allied Drive and the Northeasterly corner of the Franklin National Bank property, as of record in Instrument No. 200211080137764, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, dated March 24, 2004, File No. 04044, as follows: Thence, S 85 deg. 45 min. 30 sec. E, 193.13 feet to an iron pin; Thence, with a curve to the right, having a central angle of 90 deg. 00 min. 00 sec., a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin; Thence, S 04 deg. 14 min. 30 sec. W, 294.33 feet to an iron pin; Thence, with a curve to the left, having a central angle of 29 deg. 27 min. 53 sec., a radius of 499.06 feet and an arc length of 256.64 feet to an iron pin; Thence, N 04 deg. 14 min. 30 sec. E, 449.13 feet to the point of beginning, containing 80,891.96 square feet or 1.86 acres.

Being the same property conveyed by Special Warranty Deed from Manoochehr Bahiraei and wife, Sara Bahiraei to Vulcan Holdings, LLC as recorded on the 27th day of May, 2004 in Instrument No. 20040527-0062757 and Quit Claim Deed from Manoochehr Bahiraei and wife, Sara Bahiraei to Vulcan Holdings, LLC as recorded on the 27th day of May, 2004 in Instrument No. 20040527-0062758, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALLIED INDUSTRIAL PARK, SECTION 2, as recorded in Plat Book 4060, Page(s) 196, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Utility Line easement recorded in Book 5844, Page 805, Register's Office of Davidson County, Tennessee.

f. Sanitary Sewer easement recorded in Instrument No. 20041202-0143635, Register's Office of Davidson County, Tennessee.

g. Storm Water Detention Agreement recorded in Instrument No. 20040927-0116187, Register's Office of Davidson County, Tennessee.

h. Further Exception(s) as reflected at Instrument No. 20040527-0062757.

i. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.