BILL GARRETT, Davidson County
Trans:T20160081077 DEEDQC
Recvd: 09/15/16 15:51 6 pgs
Fees:32.00 Taxes:0.00
20160915-0097254

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (JFS)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:	
VG Tennessee, LLC	New Owner	102-11-0A-001.00	102-11-0A-018.00
P.O. Box 1545		102-11-0A-002.00	102-11-0A-019.00
Springfield, TN 37172		102-11-0A-003.00	102-11-0A-020.00
		102-11-0A-004.00	102-11-0A-021.00
		102-11-0A-005.00	102-11-0A-022.00
		102-11-0A-006.00	102-11-0A-023.00
		102-11-0A-007.00	102-11-0A-024.00
		102-11-0A-008.00	102-11-0A-025.00
		102-11-0A-009.00	102-11-0A-026.00
		102-11-0A-010.00	102-11-0A-027.00
		102-11-0A-011.00	102-11-0A-028.00
		102-11-0A-012.00	

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BUILD SOUTH CHARLOTTE, LLC** (the "Grantor"), a Tennessee limited liability company, does hereby quitclaim and convey unto **VG TENNESSEE, LLC** (the "Grantee"), a Tennessee limited liability company, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

See attached Exhibit A.

This is unimproved real property with mailing addresses shown on Exhibit B:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me, this 14th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 3/6/18

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the ___day of September, 2016.

GRANTOR:

BUILD SOUTH CHARLOTTE, LLC,
a Tennessee limited liability company

By: _____
Caleb Fuqua, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Caleb Fuqua, 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 Build South Charlotte, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 3/6/18

Exhibit A

Parcel 16

Land in the 23rd council district of Davidson County, Tennessee, being bounded on the north by Charlotte Pike, on the east by Lola Ann Bryant, William T. Hill, Neval Smith & John Bartholomew Stephens III, as recorded in Instrument number 20090205-00100112, in the Register's Office of Davidson County, Tennessee, on the south Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee, and Billy D. Morton Sr. & Patricia Carroll Morton, in Deed Book 11764, Page 468, in the Register's Office of Davidson County, Tennessee, and on the west by Jack T. Candy & Kathleen M. Candy in Deed Book 9331, Page 975, in the Register's Office of Davidson County, Tennessee.

Commencing at the intersection of West Hillwood Drive and Charlotte Pike, Thence in a southwesterly direction 483 +/- feet, to an ½" iron rod found on the southerly margin of Charlotte Pike and also being the point of beginning for herein described land;

Thence S 22°40'58" E, leaving Charlotte Pike with westerly property line of Lola Ann Bryant, William T Hill, Neval Smith & John Bartholomew Stephens III as recorded in Instrument number 20090205-00100112, in the Register's Office of Davidson County, Tennessee, a distance of 426.88 feet, to an iron rod set in the northerly property line of Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee;

Thence with the Final Plat Adkisson Estates as recorded in Plat Book 7900 Page 706, in the Register's Office of Davidson County, Tennessee, with Maddox northerly line S 65°34'13" W, passing an 5/8" iron rod found at 129.96 feet being the northeast corner of Billy D. Morton Sr., & Patricia Carroll Morton, in Deed Book 11764, Page 468, in the Register's Office of Davidson County, Tennessee, for a total distance of 228.96 feet, to an ½" iron rod found in the southeast property corner of Jack T. Candy & Kathleen M. Candy in Deed Book 9331, Page 975, in the Register's Office of Davidson County, Tennessee.;

Thence with Candy easterly property line N 18°28'04" W a distance of 427.52 feet, to a ½" iron rod found on the southerly margin of Charlotte Pike;

Thence continuing with Charlotte Pike N 65°08'41" E a distance of 197.57 feet, to the point of beginning, containing 90,815.56 square feet and having an area of 2.085 acres. Being the same land conveyed to Charles Melvin Neely and Edwinna Neely in Deed Book 7564, Page 593, and in Will Book 80, Page 181A, in the Register's Office of Davidson County, Tennessee.

Being a survey conducted by Dale and Associates, in January 2015, under the supervision of Steven C. Matthews a registered land surveyor in the State of Tennessee, license number 2352.

Being a portion of the same property conveyed to Build South Charlotte, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from Helen Neely Toney, Sandra Neely and Patricia F. Neely, individually and as Executrix of the Estate of Jasper M. Neely, dated March 6, 2015, of record in Instrument Number 20150309-0019795, Register's Office for Davidson County, Tennessee.

Parcel 17

Land in the 23rd council district of Davidson County, Tennessee, being bounded on the north by Charlotte Pike, on the east by the Forte Family Trust, as recorded in Deed Book 10762, Page 585, in the Register's Office of Davidson County, Tennessee, and Wallace E. Traylor, as recorded in Instrument number 20020107-0002019, as recorded in the Register's Office of Davidson County, Tennessee, on the south By Arnold Burger and Naomi Burger, as recorded in Book 9881, Page 976, in the Register's Office of Davidson County, Tennessee, and Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee, and on the west by Charles Melvin Neely and Edwinna Neely, as recorded in Deed Book 7564, Page 593, and in Will Book 80, Page181A, in the Register's Office of Davidson County, Tennessee.

Commencing at the intersection of West Hillwood Drive and Charlotte Pike, Thence in a southwesterly direction 483 +/-feet, to an ½" iron rod found on the southerly margin of Charlotte Pike and also being the point of beginning

For the herein described land;

Thence with Charlotte Pike N 65 ° 14'38" E, a distance of 100.86 feet, to a concrete monument found at the northwest property corner of the Forte Family trust, as recorded in Deed Book 10762, Page 585, in the Register's Office of Davidson County, Tennessee;

Thence with the plan of Horton Heights, Section III as recorded in Plat Book 2133, Page 29, in the Register's Office of Davidson County, Tennessee, with the line of Forte Family trust, S 22 ° 24'49" E, a distance of 432.19 feet, to an ½" iron rod found, at a point in the westerly line of Wallace E. Traylor, as recorded in Instrument number 20020107-0002019, an in on the plan of Horton Heights, Section VIII as recorded in Plat Book 2133, Page 30, in the Register's Office of Davidson County, Tennessee, and also being the northeast corner of Arnold Burger and Naomi Burger as recorded in Deed Book 9881, Page 976, in the Register's Office of Davidson County, Tennessee;

Thence with the Final Plat Adkisson Estates as recorded in Plat Book 7900 Page 706, in the Register's Office of Davidson County, Tennessee, with Burger northerly Line S 68° 16'42" W, passing an iron rod found TN RLS #1491 at 38.23 feet being the northeast corner of Dan W. Maddox II, as recorded in Instrument number 20070830-0104169, in the Register's Office of Davidson County, Tennessee, for a total distance of 98.78 feet, to an iron rod set at the southeast property corner of Charles Melvin Neely and

Edwinna Neely in Deed Book 7642, Page 991, and in Will Book 80, Page 180, in the Register's Office of Davidson County, Tennessee;

Thence with Melvin easterly property line N 22 ° 40'58" W a distance of 426.88 Feet to a ½ " iron rod found on the southerly margin of Charlotte Pike, being the point of beginning, containing 42,858.05 square feet and having an area of 0.984 acres. Being the same land conveyed to Lola Ann Bryant, William T Hill, Neval Smith & John Bartholomew Stephens III as recorded in Instrument number 20090205-00100112,in the Register's Office of Davidson County, Tennessee;

Being a survey conducted by Dale and Associates, in January 2015, under the licensed supervision of Steven C. Matthews a Registered Land Surveyor in the State of Tennessee, License number 2352.

Being a portion of the same property conveyed to Build South Charlotte, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from Lola Ann Bryant, Nelva Smith, John Bartholmew Stephens III, Monta Jo Hill, William L. Hill and Denning Lee Hill dated March 6, 2015, and of record in Instrument Number 20150310-0020553, Register's Office for Davidson County, Tennessee;

Less and except the following:

Land in Davidson County, TN, being Lot Nos. 13, 14, 15, 16, 17, 29, 30, 31, 32, 33 and 34, together with the appurtenant interest in the common elements of the Hillwood Court at Nashville West, a horizontal property regime with private elements established by the Declaration of Covenants, Conditions and Restrictions for Hillwood Court at Nashville West, of record in Instrument No. 201510210107026, Register's Office for Davidson County, Tennessee, said lots being depicted on the Plat attached as Exhibit B to the aforementioned Declaration.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

EXHIBIT B

Property Addresses

1248 Hillwood Private Cv, Nashville, TN 37209

1246 Hillwood Private Cv, Nashville, TN 37209

1244 Hillwood Private Cv, Nashville, TN 37209

1242 Hillwood Private Cv, Nashville, TN 37209

1240 Hillwood Private Cv, Nashville, TN 37209

1238 Hillwood Private Cv, Nashville, TN 37209

1236 Hillwood Private Cv, Nashville, TN 37209

1234 Hillwood Private Cv, Nashville, TN 37209

1230 Hillwood Private Cv, Nashville, TN 37209

1228 Hillwood Private Cv, Nashville, TN 37209

1226 Hillwood Private Cv, Nashville, TN 37209

1224 Hillwood Private Cv, Nashville, TN 37209

1208 Hillwood Private Cv, Nashville, TN 37209

1206 Hillwood Private Cv, Nashville, TN 37209

1204 Hillwood Private Cv, Nashville, TN 37209

1202 Hillwood Private Cv, Nashville, TN 37209

1200 Hillwood Private Cv, Nashville, TN 37209

6813 Charlotte Pike, Unit 12, Nashville, TN 37209

6813 Charlotte Pike, Unit 11, Nashville, TN 37209

6813 Charlotte Pike, Unit 10 Nashville, TN 37209

6813 Charlotte Pike, Unit 9, Nashville, TN 37209

6813 Charlotte Pike, Unit 8, Nashville, TN 37209

6813 Charlotte Pike, Unit 7, Nashville, TN 37209