1st

Prepared by:
Jay A. LaJone, Esq.
Bennett, Weston, LaJone & Turner PC
1603 LBJ Freeway, Suite 280
Dallas, TX 75234

Please send tax notices to:
Mrs. Dianne Kile
1605 LBJ Freeway, Suite 710
Dallas, TX 75234

BILL GARRETT, Davidson County
Trans:T20160087481 DEEDQC
Recvd: 10/05/16 08:41 12 pgs
Fees:62.00 Taxes:0.00
20161005-0104957

222800 5551

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that H198, LLC, whose address is 3530 Forest Lane, Suite 245, Dallas, Texas 75234, on this the 30th day of September, 2016, for and in consideration of the sum of One and No/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto BILTMORE RIDGE, LLC, whose address is 3530 Forest Lane, Suite 245, Dallas, Texas 75234, all its right, title and interest in and to the following described real estate, to wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

IN TESTIMONY WHEREOF I have hereunto set my hand this 30th day of September, 2016.

H198, LLC,
a Nevada limited liability company,

By: _____
Robert C. Murray, Sr., Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, BARBARA J. ERICKSON a Notary Public of the state and county mentioned, personally appeared ROBERT C. MURRAY, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of H198, LLC, a Nevada limited liability company, the within named bargainor, and that such manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as manager thereof.

Witness my hand and seal this 30th day of SEPTEMBER, 2016.

Barbara J. Erickson
Notary Public, State of Texas

My commission expires:

10-26-2019

BARBARA J ERICKSON
Commission # 124670427
My Commission Expires
October 26, 2019

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Robert C Murray Sr
Affiant

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Subscribed and sworn before me this the 30th day of SEPTEMBER, 2016.

Barbara J. Erickson
Notary Public, State of Texas

My commission expires:

10-26-2019

BARBARA J ERICKSON
Commission # 124670427
My Commission Expires
October 26, 2019

Property Address: I-40 and McCrory Lane, Nashville, Tennessee

Owner's Name and Address: Biltmore Ridge, LLC
3530 Forest Lane, Suite 245
Dallas, Texas 75234

Tax Parcel Number Parcel.1400000010.00, Parcel 140000001 1.00,
Parcel 1400000012.00, Parcel 1400000018.00,
Parcel 1400000020.00, Parcel 1400000021.00,
Parcel 1400000022.00, Parcel 1400000023.00,
Parcel 1400000024.00, Parcel 1400000026.00,
Parcel 1400000027.00, Parcel 1400000028.00,
Parcel 1400000029.00, Parcel 1400000040.00

Mail Tax Bills to: Mrs. Dianne Kile
1605 LBJ Freeway, Suite 710
Dallas, TX 75234

EXHIBIT "A"

Property Description(s)

TRACT 1:

Being a parcel of land located in the Second Civil District, Thirty-Fifth Councilmanic District, Nashville, Davidson County, Tennessee, Twelfth Civil District, Cheatham County, Tennessee, said parcel being located south of Interstate 40 and west of McCrory Lane, being more particularly described as follows:

BEGINNING at an iron pin in the southern right-of-way line of McCrory Lane, said point being approximately 1.3 miles east of the intersection of McCrory Lane and Interstate 40 and also being the northwest corner of the R. H. Buchanan property, as recorded in Book 3I36, page 4I5, R.O.D.C., and Book 5114, page 629, R.O.D.C.;

THENCE, along a fence line and bounded by the Buchanan property the following seven calls:

N 84° 42' 42" W, 167.62 feet to an iron pin;

S 04° 03' 48" W, 382.27 feet to an iron pin;

S 19° 33' 42" E, 383.19 feet to a corner stone;

S 09° 11' 19" W, 118.06 feet to an iron pin;

S 31° 17' 57" E, 527.15 feet to an iron pin;

S 66° 54' 18" E, 240.98 feet to a fence comer;

S 07° 33' 33" W, 394.50 feet to a post at an old stump, being the northeast corner to the Gatlinburg Trace Subdivision, unrecorded;

THENCE, with the northerly line of Tract I8 of said subdivision deeded to Lloyd Greene, as recorded in Book 11588, page 321, R.O.D.C., N 81° 23' 59" W, 992.56 feet to an iron pin, also being the northwest corner of said tract;

THENCE, with the westerly line of said Tract I8 and Tract 17 deeded to Lloyd Greene, as recorded in Book 11588, page 325, R.O.D.C., S 06° 56' 27" W, 526.75 feet to a planted stone, also being the southwest corner of said Tract I7 and in the northerly line of Tract 11 deeded to Lloyd Greene, as recorded in Book II588, page 317, R.O.D.C.;

THENCE, with the northerly line of said Tract 11 and Tract 10 deeded to Jaye K. Bilyeu, as recorded as Instrument No. 20031201172655, R.O.D.C., N 83° 23' 37" W, 784.38 feet to an iron pin, also being the northwest corner of said Tract 10 and the southeastern most corner of

Tract 9 deeded to Richard W. Moore and wife Marlene Moore, as recorded in Book 9778, page 310, R.O.D.C.;

THENCE, with the easterly line of said Tract 9, N 06°43'10" E, 538.77 feet to a planted stone, also being the northeast corner of said tract;

THENCE, with the northerly line of said tract, N 82° 09' 12" W, 647.27 feet to a red painted rock in the middle of a stump, also being the northwest corner of said tract;

THENCE, with the westerly line of said Tract 9 and Tract 8 deeded to Keith Sherril, as recorded in Book 9778, page 305, R.O.D.C., Tract 7 deeded to Karen A. Surber, as recorded in Book 9778, page 300, R.O.D.C., Tract 6 deeded to Kirk S. Chaberski and wife Sharon L. Chaberski, as recorded in Book 9778, page 290, R.O.D.C.,

Tract 5 deeded to Farhad Davachi, as recorded in Book 9778, page 280, R.O.D.C., Tract 3 deeded to Jeffery B. Ajnann, as recorded in Book 9778, page 265, R.O.D.C., and Tract 2 deeded to Jeffery B. Amann, as recorded in Book 9778, page 260, R.O.D.C., S 07° 31' 29" W, 2,521.22 feet to an iron pin, also being the southwest corner of said Tract 2;

THENCE, leaving said subdivision, near a fence line and bounded by the Terry J. and Diane B. Canady property, Instrument No. 20030909-0131499, R.O.D.C., S 00° 45' 12" W, 399.66 feet to an iron pin;

THENCE, the following call which is bounded by the Danny Sullivan property, Book 8040, page 819, the Imoline M. Watson property, Book 7349, page 501, the Mary Dunlap property, Instrument No. 20030905-0130135, the Sherryl Jolly property of record in Instrument No. 20030916-135630, and the R. T. Pinkerton property, Book 9572, page 370, R.O.D.C., N 84° 57' 38" W, 2,063.87 feet to an iron pin;

THENCE, continuing with the boundary of the R. T. Pinkerton property the following two calls: S 07° 51' 26" W, 1,066.73 feet to an iron pin;

N 84° 44' 00" W, 352.00 feet to a planted stone with red paint;

THENCE, the following eight calls bounded by the Arthur S. Pinkerton and Dorothy Pinkerton property, Instrument No. 20010806-083391, R.O.D.C.;

N 21° 28' 07" W, 1,170.35 feet to an iron pin;

N 03° 50' 15" E, 919.02 feet to the middle of a rock by a 30-inch beech;

N 84° 10' 38" W, 716.27 feet to an iron pin;

N 05° 41' 26" E, 869.27 feet to an iron pin;

N 76° 52' 14" W, 2,794.85 feet to an iron pin;

S 02° 49' 19" W, 1,409.60 feet to an iron pin;

N 87° 13' 28" W, 2,419.64 feet to a 30-inch beech;

S 01° 38' 43" S, 155.70 feet to an iron pin;

THENCE, N 84° 50' 45" W, passing through the Davidson-Cheatham County line and bounded by the John Valiguette property, Instrument No. 20000104-0000960, R.O.D.C., 1,225.96 feet to an iron pin;

THENCE, continuing with the Valiquette property, as recorded in Book 490, page 695, R.O.C.C., the following three calls:

N 01° 47' 19" E, 793.85 feet to an iron pin;

N 84° 46' 36" W, 156.74 feet to a 24-inch beech with white paint;

N 83° 03' 01" W, 53.53 feet to an iron pin;

THENCE, with the Valiquette property, N 01° 27' 03" E, 532.51 feet to an iron pin; THENCE, N 84° 24' 05" W, 2,390.98 feet to a 2-inch iron pipe;

THENCE, continuing with the Valiquette property, the following four calls;

N 05° 48' 08" E, 156.47 feet to a l-inch pipe;

N 83° 05' 26" W, 462.00 feet to an iron pin;

S 30° 11' 14" W, 670.83 feet to an iron pin;

N 80° 35' 01" W, 100.00 feet to a point in the center of the South Harpeth River;

THENCE, the following eight calls along the approximate centerline of the South Harpeth River, and bounded by the Arthur L. Brooks property, Book 307, page 295, R.O.C.C.;

N 37° 49' 29" E, 451.22 feet to a point;

N 19° 11' 21" E, 591.26 feet to a point;

N 23° 17' 29" E, 155.93 feet to a point;

N 27° 19' 26" E, 275.42 feet to a point;

N 20° 42' 12" W, 68.57 feet to a point;

N 47° 40' 00" W, 242.00 feet to a point;

N 62° 07' 00" W, 192.50 feet to a point;

N 80° 17' 59" W, 341.14 feet to a point;

THENCE, leaving the center of the river, the following three calls bounded by the Joe M. Rodgers property, Book 329, page 411, R.O.C.C.:

N 44° 19' 25" E, 149.62 feet to an iron pin;

S 82° 08' 27" E, 720.67 feet to an existing nail in a flat rock with carved "D";

N 07° 11' 12" E, 2,972.27 feet to an iron pin;

THENCE, the following three calls bounded by the Paul Anderson property, Book 356, page 245, R.O.C.C.:

N 12° 02' 26" E, 593.05 feet to a steel corner post;

N 60° 52' 00" E, 181.50 feet to a steel corner post;

N 08° 42' 24" E, 2,294.52 feet to a concrete monument in the southerly right-of-way line of Interstate 40, said point being located at Highway Station 515+00, said point also being the northwesterly corner of the herein described parcel;

THENCE, with said southerly right-of-way line in an easterly direction, the following calls:

S 52° 31' 08" E, 399.32 feet to a concrete monument;

S 33° 54' 33" W, 32.72 feet to a concrete monument;

S 52° 51' 45" E, 1,299.65 feet to a concrete monument;

S 37° 30' 43" W, 24.51 feet to a concrete monument;

S 52° 53' 12" E, 700.73 feet to a concrete monument;

N 42° 1 0' 41" E, 20.52 feet to a concrete monument;

S 52° 50' 46" E, 620.71 feet to a concrete monument;

S 35° 36' 51" W, 18.20 feet to a concrete monument;

With a curve to the left crossing the Cheatham-Davidson County line, having a delta of 14° 29' 10", a radius of 3,989.72 feet, a distance of 1,008.72 feet to a concrete monument;

S 11°47' 51" W, 33.44 feet to a concrete monument;

With a curve to the left having a delta of 12° 04' 15", a radius of 4,022.72 feet, a distance of 847.49 feet to a concrete monument;

S 81° 27' 23" E, 206.34 feet to a concrete monument;

N 07° 28' 43" E, 75.00 feet to a concrete monument;

S 82° 31' 16" E, 675.98 feet to a concrete monument;

S 07° 28' 44" W, 65.00 feet to a concrete monument;

S 82° 31' 16" E, 693.13 feet to a concrete monument;

N 07° 28' 45" E, 70.00 feet to a concrete monument;

With a curve to the left having a delta of 08° 01' 50", a radius of 5,894.58 feet, a distance of 826.19 feet to a concrete monument;

N 89° 17' 40" E, 651.03 feet to a concrete monument;

S 84° 15' 21" E, 1,494.96 feet to an existing concrete monument;

With a curve to the right having a delta of 24° 01' 43", a radius of 889.93 feet, a distance of 373.22 feet to a concrete monument;

S 59° 27' 07" E, 146.91 feet to a concrete monument;

N 32° 40' 46" E, 30.01 feet to a concrete monument in the southerly right-of-way line of McCrory Lane;

THENCE, with the southerly right-of-way line of McCrory Lane, the following five calls:
S 57° 19' 37" E, 453.69 feet to an iron pin;

With a curve to the left having a delta of 16° 29' 50", a radius of 1,454.37 feet, a distance of 418.76, to an iron pin;

S 73° 49' 49" E, 258.33 feet to an iron pin;

N 16° 09' 16" E, 4.97 feet to a point;

S 73° 49' 26" E, 168.04 feet to an iron pin;

THENCE, leaving McCrory Lane right-of-way line, with Mary P. Jetto of record as Instrument No. 20020619-0074300, R.O.D.C., S 26° 03' 06" W, 910.66 feet to an iron pin;

THENCE, S 51° 43' 02" E, 755.52 feet to an iron pin in the southeast corner of Willis M. Farris of record in Book 10743, page 874, R.O.D.C.;

THENCE, with said Farris N 26° 03' 32" E, 1,235.50 feet to an iron pin in the southerly right-of-way line of McCrory Lane;

THENCE, with the southerly right-of-way line of McCrory Lane;

With a curve to the left having a delta of 02° 23' 15", a radius of 2,807.77 feet, a distance of 117.00 feet to an iron pin;

S 85° 21' 21" E, 259.98 feet to an iron pin;

With a curve to the right having a delta of 08° 10' 30", a radius of 1,385.00 feet, a distance of 197.61 feet to a point;

THENCE, leaving McCrory Lane with an offset in said right-of-way as dedicated by Plat Book 9700, page 130, R.O.D.C., with a curve to the left in a southwesterly direction having a delta of 84° 52' 40", a radius of 25.00 feet, a distance of 37.03 feet to a point;

THENCE, with a curve to the left passing the new dedicated right-of-way of McCrory Lane and continuing with said curve and the westerly boundary of Lot 1 shown on the Subdivision of Biltmore Church of record in Plat Book 9700, page 130, R.O.D.C., curve having a delta of 60° 00' 07", a radius of 470.00 feet, a distance of 492.20 feet to a point;

THENCE, S 42° 03' 37" E, 160.37 feet to a point;

THENCE, continuing with said westerly boundary and a curve to the right having a delta of 41° 09' 06", a radius of 1,030.00 feet, a distance of 739.78 feet to a point;

THENCE, with a curve to the right having a delta of 02° 19' 23", a radius of 2,630.00 feet, a distance of 106.64 feet to the southwest comer of said Lot 1;

THENCE, with the southern boundary of said Lot 1, S 88° 35' 08" E, 424.27 feet to the southeast corner of said Lot in the center of a Tennessee Valley Authority Easement;

THENCE, with the center of said easement and the easterly boundary of said Lot 1, N 19° 30' 24" E, passing the dedicated right-of-way at 577.88 feet, in all a total distance of 630.19 feet to the southerly right-of-way of McCrory Lane;

THENCE, with said southerly right-of-way with a curve to the left having a delta of 05° 07' 07", a radius of 1,197.17 feet, a distance of 106.95 feet to an iron pin;

S 58° 21' 55" E, 363.22 feet to an iron pin;

With a curve to the right having a delta of 20° 39' 30", a radius of 2,823.29 feet, a distance of 1,017.95 feet to an iron pin;

THENCE, S 37° 42' 25" E, 340.69 feet to an iron pin, this point being the Point of Beginning. Containing 83,245,144 square feet or 1,911.08 acres, more or less.

Barge Waggoner Sumner and Cannon, Inc., January 2, 1996, Revised July 6, 2004, Revised January 4, 2005, File 31833-00.

TRACT 5:

Being a parcel of land in the Second Civil District, Thirty-Fifth Councilmanic District, Davidson County, Tennessee, lying southwardly of Interstate 40 and eastwardly of McCrory Lane and being more particularly described as follows:

BEGINNING at an existing concrete monument in the intersection of the southerly right-of-way line of Interstate 40 and the easterly right-of-way line of McCrory Lane;

THENCE, with the southerly right-of-way line of Interstate 40, N 81° 11' 0 1" E, 454.08 feet to a concrete monument;

THENCE, N 89° 24' I8" E, 999.82 feet to a point; THENCE, S 00° 39' 00" E, 59.60 feet to a point;

THENCE, N 89° 21' 50" E, 399.67 feet to a concrete monument; THENCE, N 83° 57' 17" E, 650.57 feet to a concrete monument;

THENCE, with a curve to the left having a radius of 23,068.32 feet and a central angle of 01° 15' 40" for a distance of 507.75 feet to a concrete monument;

THENCE, N 87° 32' 09" E, 536.07 feet to a concrete monument; THENCE, S 02° 51' 27" E, 94.60 feet to a concrete monument; THENCE, N 86° 16' 10" E, 265.44 feet to an iron pin;

THENCE, leaving the Interstate 40 right-of-way and with the west boundary of the J. P. Wilson, III, property of record in Book 4742, Page 699, R.O.D.C., S 06° 26' 40" E, 164.54 feet to an existing 34-inch pipe;

THENCE, continuing with the Wilson property, S 37° 06' 58" E, 1,540.17 feet to an iron pin set in the northerly line of the J.P. Pickard property of record in Book 5114, Page 623, R.O.D.C.;

THENCE, with Pickard's northerly line, N 82° 46' 42" W, 1,076.58 feet to an iron pin;

THENCE, with Pickard's westerly line, S 10° 06' 29" W, 321.26 feet to an iron pin in the northerly right-of-way line of McCrory Lane;

THENCE, with said northerly margin, N 40° 33' 10" W, 53.17 feet to an iron pin;

THENCE, with a curve to the left having a radius of 1,445 feet and a central angle of 07° 59' 51", a distance of 201.69 feet to a point;

THENCE, S 41° 27' 00" W, 5.00 feet to a point;

THENCE, with a curve to the left having a radius of 1,440 feet and a central angle of 14° 06' 59", a distance of 354.79 feet to a point;

THENCE, S 27° 20' 00" W, 5.00 feet to a point;

THENCE, with a curve to the left having a radius of 1,435 feet and a central angle of 22° 42' 09", a distance of 568.59 feet to an iron pin;

THENCE, N 85° 22' 09" N, 259.37 feet to an iron pin;

THENCE, with a curve to the right having a radius of 2,757.77 feet and a central angle of 11° 31' 18", a distance of 554.56 feet to an iron pin;

THENCE, N 73° 50' 51" W, 482.26 feet to an iron pin;

THENCE, N 16° 09' 09" E, 5.00 feet to a point;

THENCE, N 73° 50' 51" W, 259.79 feet to an iron pin;

THENCE, with a curve to the right having a radius of 1,371.71 feet and a central angle of 16° 32' 08", a distance of 395.87 feet to an iron pin;

THENCE, N 57° 18' 44" W, 453.87 feet to a point;

THENCE, N 32° 41' 16" E, 30.00 feet to a point;

THENCE, N 59° 32' 34" W, 435.61 feet to the Point of Beginning. Containing 3,893,400 square feet or 89.38 acres, more or less.

Barge Waggoner Sumner and Cannon, Inc., January 2, 1996, Revised July 7, 2004, File 31297-00.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM;

Real property described in (i) Warranty Deed dated September 16, 2011, to Grote Family, L.P., of record in Record Book 389, page 487, in the Cheatham County Register's Office, and (ii) Warranty Deed dated June 10, 2015, to Grote Family, L.P., of record in as Instrument No. 20150611-0055554, Register's Office for Davidson County, Tennessee, and in Book 500, page 1370, Register's Office for Cheatham County, Tennessee.

BEING a portion of the same property conveyed to Nashville Biltmore, L.P., by deed dated May 26, 2005, from BRANSTETTER FAMILY PARTNERS AND CECIL D. BRANSTETTER, SR., of record as Instrument No. 20050527-0059794, Register's Office for Davidson County, Tennessee, and of record in Record Book 150, page 359, Register's Office for Cheatham County, Tennessee.

Source of Title: # 20150928-0098018, R.O.D.C., TN