QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2016.

CHRIS RUBRO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires Mar. 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160092361 DEEDQC
Recvd: 10/19/16 12:46 3 pgs
Fees:17.00 Taxes:0.00
20161019-0110532

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodbine Park, LLC	NEW OWNER	11909013900
(NAME)	(NAME)	
120 Steeplechase Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Q & A HOLDINGS, G.P.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY TO **WOODBINE PARK, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod set on the Southerly right-of-way line of Carter Street at a corner common with Robert Wade Eitniear, as of record in Book 10414, Page 15, at the Register's Office for Davidson County, Tennessee, said point being 232.5 feet in a Westerly direction along the Southerly side of Carter Street from the Southwest corner of Foster Avenue and Carter Street, said;

Thence with the Westerly property line of Robert Wade Eitniear and Nancy Stanley, as of record in Deed Instrument No. 200904070031923, at said Register's Office, South 16 deg 32 min 22 sec East 378.10 feet to a point passing a witness iron rod set at 370.00 feet, said point being on the Northerly property line of Nancy Stanley, as of record in Deed Instrument No. 200705140057454, at said Register's Office;

Thence with the Northerly property line of Nancy Stanley, South 59 deg 32 min 57 sec West, 135.00 feet to an iron rod set;

Thence South 30 deg 38 min 48 sec West, 132.00 feet to an iron rod set on the Easterly property line of Metro Government Coleman Park Property, as of record in Book 936, Page 630, at said Register's Office;

Thence with the Easterly property line of Metro Government Coleman Park, North 28 deg 13 min 38 sec West, 40.00 feet to an iron rod set at a corner common with Macs Retail, LLC, as of record in deed instrument 201511040112582, at said Register's Office;

Thence with the Easterly property line of MACS Retail, LLC, North 28 deg 58 min 38 sec West, 283.54 feet to an existing iron rod;

Thence South 60 deg 46 min 22 sec West, 35.85 feet to an existing iron rod;

Thence North 28 deg 57 min 19 sec West, 246.05 feet to an existing iron rod at a corner common with Dayna Fuqua, as of record in Deed Instrument No. 200602140017715, at said Register's Office;

Thence with the Southerly property line of Dayna Fuqua and the Southerly terminus of Fannie Williams Street, North 52 deg 24 min 53 sec East, 41.10 feet to an iron rod set at a corner common with Urbano Martinez, as of record in Book 10303, Page 880, at said Register's Office;

Thence with the Southerly property line of Urbano Martinez, North 63 deg 45 min 49 sec East, 141.00 feet to an existing iron rod at a corner common with Sherry Bradford, as of record in Book 9948, Page 382, at said Register's Office;

Thence with the Southerly property line of Sherry Bradford, North 65 deg 30 min 49 sec East, 60.00 feet to an iron rod set on the Southerly right-of-way line of Carter Street;

Thence with the Southerly right-of-way line of Carter Street, South 73 deg 51 min 53 sec East, 176.00 feet to the point of beginning, containing 154,729 square feet (3.55 acres more or less).

Being the same property conveyed by Warranty Deed from War Eagle 1 Partnership, a Tennessee general partnership to Woodbine Park, LLC, a Tennessee limited liability company and Q&A Holdings, G.P., a Tennessee general partnership, as recorded on the 18th day of July, 2016 in Instrument No. 20160718-0073304; Warranty Deed from Riverside, LLC, a Tennessee limited liability company to War Eagle 1 Partnership, a Tennessee general partnership, as recorded on the 14th day of July, 2015 in Instrument No. 20150714-0068228 and Warranty Deed from Nancy Rich Stanley, three-fourths (3/4th) undivided interest and Donald R. Stanley, a one-fourth (1/4th) undivided interest to Riverside, LLC, as recorded on the 20th day of October, 2010 in Instrument No. 20101020-0084068, in the Register's Office of Davidson County, Tennessee.

The foregoing legal description being derived from the ALTA/ACSM Land Title Survey of 311 Carter Street, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated SEPTEMBER 9, 2016 as Job Number
10670-ALT MHC.

unimproved ☒
This is improved ☐ property, known as 311 Carter Street, Nashville, Tennessee 37210
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of October, 2016.

Q & A Holdings, G.P.

Nicholas Adler, General Partner

STATE OF TENNESSEE §
§
COUNTY OF Williamson §

PERSONALLY APPEARED BEFORE ME, Chris Rubino, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Nicholas Adler, the general partner of Q & A Holdings, G.P., a Tennessee general partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Q & A Holdings, G.P. to be the within-named bargainor, and that Nicholas Adler, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name in his capacity as general partner of Q & A Holdings, G.P., a Tennessee general partner.

IN WITNESS WHEREOF, I have hereunto set ~~my hand and~~ Notarial Seal on this 18th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: Nov 3. 2020

(NOTARY SEAL)

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020