FROM:

GREEN HILLS MARKET and GHM Property Partnership; Patricia Primm Wright and Roy Trenton Primm III, Executors of the Estate of Dorothy Primm Joyner, deceased; Patricia Primm Wright; and Roy Trenton Primm III

TO:

JACK W. ROBINSON, JR., TRUSTEE

FROM:

JACK W. ROBINSON, JR., TRUSTEE

TO:

GREEN HILLS MARKET

BILL GARRETT, Davidson County
Trans:T20160096153 DEEDQC
Recvd: 10/31/16 14:41 11 pgs
Fees:57.00 Taxes:0.00
20161031-0114976

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
Gullett, Sanford, Robinson & Martin PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2016.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: December 6, 2016

Address new owner as follows:

Green Hills Market
c/o 1109 Lagoon Drive
Dallas, TX 75207

Send Tax Bills to:

Trader Joe's Company
ATTN: Treasurer
800 South Shamrock Avenue
Monrovia, CA 91016-6346

Map-Parcel Numbers:

Map 117-14
Parcel 137

QUITCLAIM DEED

WHEREAS, certain real property in Nashville, Davidson County, Tennessee was conveyed to Roy T. Primm, Jr., as to an undivided 7/11 share, and to Dorothy Primm Joyner, as to a 4/11 share, as partners d/b/a Green Hills Market, a Tennessee general partnership

(sometimes herein "GHM"), by deeds of record in Book 7738, Page 372, and Book 7879, Page 355, Register's Office for Davidson County, Tennessee, the description of which is attached hereto as Exhibit A, and such is and has been always held as partnership property (the "Property");

WHEREAS, the original partners of GHM have both since died, and the 7/11 share originally owned by Roy T. Primm, Jr. is now held by GHM Property Partnership, as indicated by the Declaration of record as Instrument No. 2010601-0041811, said Register's Office (see the Declaration of record as Instrument No. 20050715-0082669, said Register's Office, for a prior holder of such partnership interest);

WHEREAS, Dorothy Primm Joyner died on October 18, 2015; her estate is being administered by the Probate Court for Davidson County, Tennessee (Case No. 15P-1878); Patricia Primm Wright and Roy Trenton Primm III are the duly appointed Executors of her estate; and pursuant to her probated Will, her 4/11 share of GHM passed one-half (1/2) to Patricia Primm Wright and one-half (1/2) to Roy Trenton Primm III;

WHEREAS, the partnership shares in GHM are now held by GHM Property Partnership (as to an undivided 7/11 share), Patricia Primm Wright (as to an undivided 2/11 share), and Roy Trenton Primm III (as to an undivided 2/11 share);

WHEREAS, while the Property has always been held as partnership property, GHM and its partners desire to clarify the title to the Property to make it clear that it is held by GHM in its own name, and not by any partner(s) of GHM individually; and

WHEREAS, to help clarify the title to the Property and to carry out the purpose of this deed, each of the partners of GHM joins in this deed, along with the Estate of Dorothy Primm Joyner, deceased;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, we,

> **GREEN HILLS MARKET**, a Tennessee general partnership, with its partners being GHM Property Partnership (as to an undivided 7/11 share), Patricia P. Wright (as to an undivided 2/11 share), Roy Trenton Primm III (as to an undivided 2/11 share),
>
> **GHM PROPERTY PARTNERSHIP**, a Tennessee general partnership,
>
> **PATRICIA PRIMM WRIGHT and ROY TRENTON PRIMM III, EXECUTORS OF THE ESTATE OF DOROTHY PRIMM JOYNER, deceased,**
>
> **PATRICIA PRIMM WRIGHT**, individually, and
>
> **ROY TRENTON PRIMM III**, individually,

hereby remise, release and forever quitclaim unto **JACK W. ROBINSON, JR., TRUSTEE**, his successors and assigns, the Property, which is that tract of land described on Exhibit A attached hereto and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said Property is quitclaimed subject to such limitations, restrictions, leases and encumbrances as may affect the premises.

And now, I, **JACK W. ROBINSON, JR., TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto **GREEN HILLS MARKET**, a Tennessee general partnership, its successors and assigns, the same Property hereinabove described and set forth, to which reference is hereby made, and said Property is quitclaimed subject to the same limitations, restrictions, leases and encumbrances as may affect the premises, as above set forth.

This deed may be executed in multiple counterparts, and/or using one or more signature pages, all of which together shall constitute one instrument.

[signature page follows]

WITNESS our hands this 31st day of October, 2016.

GREEN HILLS MARKET

By: GHM Property Partnership,
Partner

By: _____
Patricia Primm Wright,
Managing Partner

By: _____
Roy Trenton Primm III,
Managing Partner

By: _____
Patricia Primm Wright,
Partner

By: _____
Roy Trenton Primm III,
Partner

_____
PATRICIA PRIMM WRIGHT, EXECUTOR of the Estate of Dorothy Primm Joyner, deceased

_____
ROY TRENTON PRIMM III, EXECUTOR of the Estate of Dorothy Primm Joyner, deceased

GHM PROPERTY PARTNERSHIP

By: _____
Patricia Primm Wright,
Managing Partner

By: _____
Roy Trenton Primm III,
Managing Partner

_____
PATRICIA PRIMM WRIGHT,
individually

_____
ROY TRENTON PRIMM III,
individually

_____
JACK W. ROBINSON, JR., TRUSTEE

WITNESS our hands this 31st day of October, 2016.

GREEN HILLS MARKET

By: GHM Property Partnership,
Partner

By: _____
Patricia Primm Wright,
Managing Partner

By: _____
Roy Trenton Primm III,
Managing Partner

By: _____
Patricia Primm Wright,
Partner

By: _____
Roy Trenton Primm III,
Partner

GHM PROPERTY PARTNERSHIP

By: _____
Patricia Primm Wright,
Managing Partner

By: _____
Roy Trenton Primm III,
Managing Partner

_____
PATRICIA PRIMM WRIGHT,
individually

_____
ROY TRENTON PRIMM III,
individually

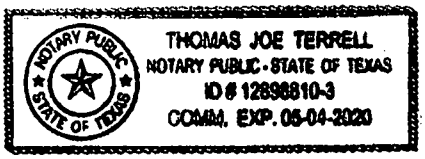
_____
PATRICIA PRIMM WRIGHT,
EXECUTOR of the Estate of Dorothy Primm Joyner, deceased

_____
ROY TRENTON PRIMM III,
EXECUTOR of the Estate of Dorothy Primm Joyner, deceased

_____
JACK W. ROBINSON, JR., TRUSTEE

STATE OF TEXAS)

COUNTY OF Dallas)



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Primm Wright**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a **Partner** of **Green Hills Market** and is authorized by **Green Hills Market** to execute this instrument on behalf of **Green Hills Market**.

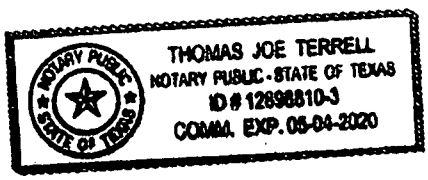
WITNESS my hand, at Dallas, Texas, this 24 day of October, 2016.

Notary Public

My Commission Expires: 05-04-20

STATE OF TEXAS)

COUNTY OF Dallas)



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Primm Wright**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a **Managing Partner** of **GHM Property Partnership** and is authorized by **GHM Property Partnership** to execute this instrument on behalf of **GHM Property Partnership**, which is a Partner of **Green Hills Market**.

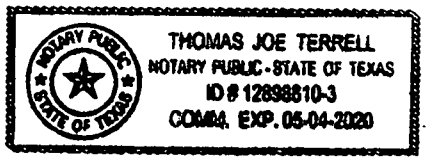
WITNESS my hand, at Dallas, Texas, this 24 day of October, 2016.

Notary Public

My Commission Expires: 05-04-20

STATE OF TEXAS)

COUNTY OF Dallas)



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Primm Wright**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an **Executor** of the **Estate of Dorothy Primm Joyner**, deceased, and is authorized by the **Estate of Dorothy Primm Joyner** to execute this instrument on behalf of the **Estate of Dorothy Primm Joyner**.

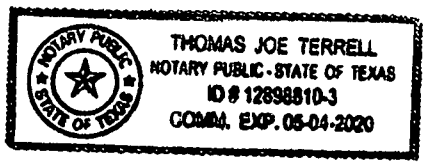
WITNESS my hand, at Dallas, Texas, this 24 day of October, 2016.

Notary Public

My Commission Expires: 05-04-20

STATE OF TEXAS)

COUNTY OF Dallas)



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Primm Wright**, individually, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Dallas, Texas, this 24 day of October, 2016.

Notary Public

My Commission Expires: 05-04-20

STATE OF TENNESSEE)

COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy Trenton Primm III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Partner** of **Green Hills Market** and is authorized by **Green Hills Market** to execute this instrument on behalf of **Green Hills Market**.

WITNESS my hand, at Knox, Tennessee, this 25 day of October, 2016.

Notary Public

My Commission Expires: 10-8-19

ANDREA M AVERETT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

STATE OF TENNESSEE)

COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy Trenton Primm III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Managing Partner** of **GHM Property Partnership** and is authorized by **GHM Property Partnership** to execute this instrument on behalf of **GHM Property Partnership**, which is a Partner of **Green Hills Market**.

WITNESS my hand, at Knox, Tennessee, this 25 day of October, 2016.

Notary Public

My Commission Expires: 10-8-19

ANDREA M AVERETT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

STATE OF TENNESSEE)

COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy Trenton Primm III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an **Executor** of the **Estate of Dorothy Primm Joyner, deceased**, and is authorized by the **Estate of Dorothy Primm Joyner** to execute this instrument on behalf of the **Estate of Dorothy Primm Joyner**.

WITNESS my hand, at Knox, Tennessee, this 25 day of October, 2016.

Notary Public

My Commission Expires: 10-8-19

ANDREA M. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

STATE OF TENNESSEE)

COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy Trenton Primm III**, individually, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Knox, Tennessee, this 25 day of October, 2016.

Notary Public

My Commission Expires: 10-8-19

ANDREA M. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack W. Robinson, Jr.**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 31st day of October, 2016.

Linda D. Robertson
Notary Public

LINDA H. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

My Commission Expires: 12/06/2016

EXHIBIT A

Property Description

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Hillsboro Road, south of Abbott Martin Road, being property conveyed to Green Hills Market, by deeds of record in Book 1371, Page, 452, Book 1391, Page 42, Book 2906, Page 494, and Book 3767, Page 453, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" cut in the concrete in the westerly margin of Hillsboro Road, said point being southerly 470 feet, more or less, from the centerline of Abbott Martin Road;

Thence, leaving said margin with the northerly line of Grace's Subdivision, as of record in Book 6200, Page 747, Register's Office for Davidson County, Tennessee, North 70 deg. 37 min. West, 200 feet to an "X" cut in concrete;

Thence, continuing with said line North 88 deg. 20 min. West, 216.07 feet to a point in the easterly margin of Bandywood Drive;

Thence, with said margin North 14 deg. 39 min. East, 152.26 feet to a point;

Thence, leaving said margin with the southerly line of property to Abbott Martin Partnership, by deed of record in Book 7087, Page 368, and Alva H. Wilk, by deed of record in Book 5969, Page 949, Register's Office for Davidson County, Tennessee, South 87 deg. 53 min. East, 474.78 feet to a point in the westerly margin of Hillsboro Road;

Thence, continuing with said margin South 26 deg. 06 min. West, 99.82 feet to a point;

Thence, continuing with said margin South 29 deg. 44 min. West, 129.89 feet to the point of beginning.

Containing 74,011 square feet, or 1.70 acres, more or less.

Being the same property conveyed to Roy T. Primm, Jr. (an undivided seven-elevenths (7/11) interest) and to Dorothy Primm Joyner (an undivided four-elevenths (4/11) interest), as partners d/b/a Green Hills Market, a partnership, by deed from Green Hills Market, Inc., of record in Book 7738, Page 372, as corrected by deed of record in Book 7879, Page 355, Register's Office for Davidson County, Tennessee. As reflected in the Declaration of record as Instrument No. 20050715-0082669, said Register's Office, Green Hills Market, L.P., a Tennessee limited partnership, was substituted for Roy T. Primm, Jr. (who is now deceased) as one of the partners in Green Hills Market. As reflected in the Declaration of record as Instrument No. 20100601-0041811, said Register's Office, GHM Property Partnership, a Tennessee general partnership, was subsequently substituted for Green Hills Market, L.P. as one of the partners in Green Hills Market.

This is improved property known as 3909 Hillsboro Pike, Nashville, Tennessee 37215.