THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
(615) 256-9999

R & R to Box 36

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2016.

Notary Public

My commission expires: 9.18.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Name and Address of New Owner:

405 Charlotte Development Partners
Attn: Lisa Carnes
154 Franklin Road
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160107144 DEEDQC
Recvd: 12/06/16 13:23 3 pgs
Fees:17.00 Taxes:0.00
20161206-0127949

Send Tax Bills To:

New Owner

Street Address of Subject Property:

405 40th Avenue North
Nashville, TN 37209

Map and Parcel:

091-12-274

QUITCLAIM DEED

FOR A CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Petro Express Properties, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTOR,**" by these presents, quitclaims, grants and conveys unto **405 Charlotte Development Partners,** a Tennessee general partnership, hereinafter called "**GRANTEE,**" its

successors and assigns, all of its interest in and to the following tract or parcel of land in Davidson County, Tennessee, and being more particularly described on ALTA/NSPS Land Title Survey by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc. dated May 19, 2016, as follows:

Beginning at an existing concrete monument at the intersection of the southerly right-of-way line of Interstate 40, and the westerly right-of-way line of 40th Avenue North;

Thence leaving the southerly right-of-way line of Interstate 40, with the westerly right-of-way line of 40th Avenue North, South 05° 49' 50" West, 245.10 feet to an iron rod set at a corner common with the property of Mohammad & Zary Rahimi, as of record in Instrument Number: 20010821-0090144, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of 40th Avenue North, with the northerly property line of Mohammad & Zary Rahimi, South 88° 08' 26" West, 279.67 feet to an existing iron rod in the easterly right-of-way line of CSX Transportation Railroad, 50 feet in width;

Thence with the easterly right-of-way line of CSX Transportation Railroad, North 28° 15' 06" West, 255.20 feet to an iron rod set, at the intersection with the intersection with the southerly right-of-way line of CSX Transportation Railroad;

Thence leaving the easterly right-of-way line of CSX Transportation Railroad, with the southerly right-of-way line of Interstate 40, North 86° 13' 08" East, 426.15 feet to the POINT OF BEGINNING. Containing 83,459 square feet or 1.916 acres more or less.

Being the same property conveyed to Petrotec Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Patterson Company, formerly known as Petroleum Equipment Company, a Tennessee corporation, of record in Book 11219, page 335, Register's Office for Davidson County, Tennessee. The said Petrotec Properties, LLC, a Tennessee limited liability company, now being Petro Express Properties, LLC, a Tennessee limited liability company, pursuant to the Certificate of Merger of record as Instrument No. 20110923-0073826 in said Register's Office.

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 its hand this 2nd day of December, 2016.

Petro Express Properties, LLC, a Tennessee limited liability company

BY: William C. Kimbro, Chief Mgr.
William C. Kimbro, Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared William C. Kimbro, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of **Petro Express Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

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