THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, Tennessee 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
900 S. Gay Street, 4th Floor
Knoxville, Tennessee 37902

Grantee:
Drs. H&P Newberry Holdings LLC
3038 Nolensville Pike
Nashville, Tn 37211

Send Tax Bills To:
Drs. H&P Newberry Holdings LLC
3038 Nolensville Pike
Nashville, Tn 37211

Map & Parcel No.:
13300011400

BILL GARRETT, Davidson County
Trans: T20170002636 DEEDQC
Recvd: 01/10/17 15:07 2 pgs
Fees: 12.00 Taxes: 0.00
20170110-0002973

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Huey Newberry and Patricia Newberry, husband and wife** ("Grantors") do hereby quitclaim and convey unto **Drs. H&P Newberry Holdings LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, all of Grantors right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Windland Center (erroneously referred to as Windlands Center in Book 10843, Page 708; Book 6089, Page 641; Book 6030, Page 905 and Book 5042, Page 23) as recorded in Plat Book 4675, Page 138, Register's Office for said County, and being located in the 26th Councilmanic District, Davidson County, Tennessee, and being more particularly described according to a survey made by Ragan-Smith-Associates, Inc., Project No. 97-039, Work Order No. 5698, dated December 31, 1997, as follows:

Beginning at an existing iron pin set in the Northeasterly right-of-way line of Nolensville Pike at the Westerly common corner of Lot 2 and Lot 3 of Windland Center (erroneously referred to as Windlands Center in Book 10843, Page 708; Book 6089, Page 641; Book 6030, Page 905 and Book 5042, Page 23) as recorded in Plat Book 4860, Page 91, Register's Office for Davidson County, Tennessee, said pin being 1,414 feet, more or less, Northerly of Elysian Fields Road as measured along the right-of-way line of Nolensville Pike; thence,

1. With the right-of-way line of Nolensville Pike, North 46 degrees 04 minutes 39 seconds West a distance of 163.04 feet to an iron pin set; thence,

2. Leaving said line, North 45 degrees 33 minutes 03 seconds East a distance of 187.39 feet to an iron pin set; thence,

3. South 46 degrees 59 minutes 39 seconds East a distance of 163.13 feet to an iron pin set; thence,

4. South 45 degrees 33 minutes 03 seconds West a distance of 190.00 feet to the point of beginning and containing 30,752 square feet or 0.706 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being the same property conveyed to John H. Arriola, Jr., by Warranty Deed dated March 9, 1998, from O'Charleys Inc., a Tennessee corporation, formerly CWF Corporation, of record in Book 10843, Page 708, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Huey Newberry and Patricia Newberry, husband and wife, by Warranty Deed from John H. Arriola Jr., and Michelle Arriola, husband and wife, dated November 28, 2016, and recorded in Instrument #20161202-0126517, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **3754 Nolensville Pike, Nashville, Tennessee 37211.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 30th day of December, 2016.

Huey Newberry

Patricia Newberry

STATE OF TENNESSEE

COUNTY OF Knox

The actual consideration for this transfer is **-$0- (Quit Claim Deed)**.

AFFIANT

Subscribed and sworn to before me, this 4th day of January, 2017.

NOTARY PUBLIC

CYNTHIA L. CRUZE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires:
2/4/18

NOTARY SEAL

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Huey Newberry** and **Patricia Newberry,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th **day of** December, **2016**.

NOTARY PUBLIC

My commission expires: My Commission Expires March 3, 2020

NOTARY SEAL

CLAUDE D. WHATLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY