This Instrument Prepared By:
John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20170008141 DEEDQC
Recvd: 01/27/17 14:17 4 pgs
Fees:22.00 Taxes:0.00
20170127-0009194

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Ray Stevens Properties, LLC 1707 Grand Avenue Nashville, TN 37212	Same
Map & Parcel No.: 10200001200	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, Ray Ragsdale ("Grantor") do hereby quitclaim and convey unto Ray Stevens Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is unimproved property known as 5724 River Road, Nashville, Tennessee, 37209.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of January, 2017.

Ray Ragsdale

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ray Ragsdale, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 2017.

NOTARY PUBLIC

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires:

4-24-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 26th day of January, 2017.

NOTARY PUBLIC

My Commission Expires:

4-2417

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Exhibit A

BEING part of Lot No. 3 and a small part of Lot No. 2 in the Subdivision of the S. T. Davidson Tract as of record in Plat Book 2, Page 166, of the Chancery Court of Davidson County, Tennessee, described as follows: BEGINNING in the center of the River Road and running thence N 11 3/4° E 400 ft, to a stone; thence N 50° E 100 Ft. to a box elder; thence N 76-1/2° W 840 ft. to a stone and pointers in Plumblee's line; thence with Plumblee's line S 2 3/4° W 721 ft. to the center of River Road; thence in the center of River Road N 84 1/2° E 700 ft. to the BEGINNING, containing 10.06 acres, according to a survey made by Erie Drake, County Surveyor, November 16, 1918.

There is INCLUDED in the foregoing description but EXCLUDED from this conveyance two tracts or parcels of land previously conveyed, bounded and described as follows:

TRACT 1: BEGINNING at a point in the middle of River Road and running thence N 15-00 E 538 ft. to a stake; the N boundary line of Lillie Ann Sanders Porch, and thence with the N boundary line S 75° 30' E 224.5 ft. to a box elder, the NE corner of the Lillie Ann Sanders Porch lands, and thence with the E boundary line of the Lillie Ann Sanders Porch lands S 52° W 103.4 ft, to a stake and thence S 14° 15' W 400 ft. to the center of the River Road, and thence with the River Road S 86.30 W, 173.5 ft. to the BEGINNING, containing by survey 2 acres.

TRACT 2: BEING part of Lot No. 3 on the Plan of the Subdivision S. T. Davidson Tract, as of record in Plan Book 2, Page 166, Chancery Court of Nashville, described according to a survey made by George T. Watkins, surveyor, October 29, 1953, as follows: BEGINNING at a point in the center of River Road at the SW corner of the property conveyed to Bert L. Tarkington and wife, by Deed from Mrs. Lillie Ann Sanders Porch, of record in Book 1494, Page 27, RODC, TN; thence with the western boundary line of said Tarkington property, N 13° E 539 ft. to the southern boundary line of the property conveyed to Jordan; thence with Jordan's southern boundary line, N 76° 30' W 115 ft. to an iron pin; thence S 13° W 578 ft. to the center of said River Road; thence with the center of said road N 84° 30' E 122 ft. to the BEGINNING, containing 1.5 acres, more or less.

Being the same property conveyed to Ray Ragsdale by deed dated May 22, 2015, from James D. Meadows and Mark Steve Meadows, recorded on May 26, 2015, as Instrument No. 20150526-0048286, Register's Office for Davidson County, Tennessee.