This instrument was prepared by:
J. Bryan Echols
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BILL GARRETT, Davidson County
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20170214-0015453

QUITCLAIM DEED

FROM: CHARRON & WILLIAMS, LLC, a Tennessee limited liability company, Grantee

TO: CHARRON & WILLIAMS, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Charron & Williams, LLC 4910 Maymanor Circle Nashville, Tennessee 37205	Same	Map 44-1, Parcels 13, 14 and 18 Map 92-12, Parcel 412 Map 94, Parcel 33 Map 118-6, Parcel 154

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is ZERO DOLLARS ($0.00).

Jeffrey O. Williams
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of February, 2017.

KAREN A. BUNTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB 18, 2019

Karen A Buntin
Notary Public
My Commission Expires: 2/18/19

WHEREAS, CHARRON & WILLIAMS PARTNERSHIP, a Tennessee general partnership, converted to a limited liability company in the name of Charon & Williams, LLC, pursuant to that Certificate of Conversion filed on October 14, 2015 with the Secretary of State of the State of Tennessee, a copy of which is attached at Exhibit B to this Quitclaim Deed; and

WHEREAS, the property and tax records do not accurately reflect the conversion; and

WHEREAS, Charon & Williams, LLC desires to clarify such records.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARRON & WILLIAMS, LLC, a Tennessee limited liability company ("Grantor"), does quitclaim unto CHARRON & WILLIAMS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 0 Swinging Bridge Road and 0 Keeton Avenue, Old Hickory, Tennessee 37138, 1802 Hayes Street, Nashville, Tennessee 37203, 1402 Lebanon Pike, Nashville, Tennessee 37210, and 2620 Franklin Pike, Nashville, Tennessee 37204.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

Witness my hand this 14 day of February, 2016.

GRANTOR:

CHARRON & WILLIAMS, LLC, a Tennessee limited liability company

By: Jeffrey O. Williams
JEFFREY O. WILLIAMS
Manager

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, Karen A. Buntin, a Notary Public of said County and State, personally appeared JEFFREY O. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of CHARRON & WILLIAMS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 14 day of February, 2017.

Karen A Buntin
Notary Public
My Commission Expires: 2/18/19

KAREN A. BUNTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB 18, 2019

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1 - MAP 44-1, PARCELS 13, 14 AND 18.

Parcel 1, Tract 1: A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and on the west side of Swinging Bridge Road and east of the Tennessee Central Railroad right-of-way at Old Hickory, Tennessee.

Beginning on an iron pipe at the intersection of east edge of Tennessee Central Railroad right-of-way and west edge of Swinging Bridge Road a point 46 feet south of intersection of center lines of Swinging Bridge Road and Cinder Road and runs as follows: S 48 - 35 E. 117.5 ft. with the west edge of Swinging Bridge Road right-of-way to an iron pipe; S 62 - 30 E. 177.6 ft. with the west edge of Swinging Bridge Road right-of-way to an iron pipe; S 48 - 35 E. 379. 7 ft. with the west edge of Swinging Bridge Road right-of-way to an iron pipe; S 41 - 30 W. 74 ft. to an iron pipe in east edge of TCRR right-of-way; N 48 - 35 W. 550.8 ft. with the east edge of TCRR right-of-way to an iron pipe; thence with the curve turning right, angle 30 degrees radius 235 ft. length 124.68 ft. with the east edge of TCRR right-of-way to the beginning, containing 0.94 acres.

Parcel 1, Tract 2: A tract of land situated in the 4th Civil District of Davidson County, Tennessee at Old Hickory, west of Swinging Bridge Road and TCRR and south of Keeton Avenue.

Beginning on an iron pipe at the intersection of the south edge of Keeton Avenue right-of-way and west edge of Swinging Bridge Road right-of-way and runs as follows: S 48 - 45 E. 326.2 ft. with the west edge of Swinging Bridge Road to an iron pipe at intersection of the west edge of TCRR right-of-way and west edge of Swinging Bridge Road; thence with the curve turning left; angle 35 - 59 degrees, radius 260 ft., length 159.75 ft. with the west edge of TCRR right-of-way to an iron pipe, S 48 - 45 E. 550.8 ft. with the west edge TCRR right-of-way to an iron pipe, S 41 - 30 W. 361 ft. to an iron pipe; N 45 - 48 W. 1052.2 ft. to an iron pipe in south edge of Keeton Avenue right-of-way; N 43 - 49 E. 409.5 ft. with the south edge of Keeton Avenue right-of-way to the beginning, containing 9.39 acres.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is the following property which was conveyed to Robert D. McClendon, Trustee, by deed from Edith L. Williams, Vernon M. Williams, Jr. and wife, Kay O. Williams, and James A. Charron and wife, Patricia W. Charron, of record in Book 8972, page 651, said Register's Office:

Being a tract of land lying in Nashville, Davidson County, Tennessee, being a part of Vernon Williams, Jr. property of record in Deed Book 4670, page 341, and being bounded on the North by the C.S.X. Railroad, on the East by Robert McClendon as of record in Deed Book 5235, page 47, on the South by Jodi Atwood as of record in Deed Book 3644, page 189, and Deed Book 2335, page 263, on the West by the remainder of said Williams Property as of record in Deed Book 4670, page 341 and being more particularly described as follows:

Beginning at a concrete monument at the Northeast comer of the Jodi Atwood Property of record in Deed Book 3644, page 189, said monument being North 41 deg. 30 min. 00 sec. East 290.00 feet from the North right-of-way of Keeton Avenue; thence with Atwood's Northerly line North 46 deg. 31 min. 34 sec. West 40.02 feet to an iron pin; thence with the severance line North 41 deg. 30 min. 00 sec. East 361.00 feet to an iron pin in the Southerly right-of-way of the C.S.X. Railroad; thence with said right-of-way South 46 deg. 31 min. 34 sec. East 40.02 feet to an iron pin in the Westerly line of the Robert McClendon Property; thence with said line South 41 deg. 30 min. 00 sec. West 361.00 feet to the point of beginning containing 14,400 square feet or 0.3315 acres.

Parcel 2: A tract of land in Davidson County, Tennessee, fronting 100 feet on the easterly side of Keeton Avenue and runs back 287.5 feet on the northerly line and 285.1 feet on the southerly line to a rear line which measures 100 feet.

Being the same property conveyed to CHARRON & WILLIAMS PARTNERSHIP from SWINGING BRIDGE ROAD PARTNERSHIP by Quitclaim Deed dated March 30, 2012, of record as Instrument Number 20120517-0043005, Register's Office for Davidson County, Tennessee.

TRACT 2 - MAP 92-12, PARCELS 412.

Being Lot No. 114 on the plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee. Said Lot No. 114 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to CHARRON & WILLIAMS PARTNERSHIP from PATRICIA W. CHARRON and KAY O. WILLIAMS, Executrix of the Estate of V. Morris Williams, Jr., by Quitclaim Deed dated March 30, 2012, of record as Instrument Number 20120517-0043003, Register's Office for Davidson County, Tennessee.

TRACT 3 - MAP 94, PARCEL 33.

Parcel I: Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of the Lebanon Road, as widened, at the southwest corner of the property conveyed to Nashville Auto Auction, Inc., by deed from Francis Compton Wallace and wife, of record in Book 2740, page 405, Register's Office for said County; thence with the westerly line to said Nashville Auto Auction, Inc., property, northwardly 285 feet; thence westwardly 100 feet to the easterly line of the property conveyed to Nashville Diamond "T" Truck Co., by deed from Francis Compton Wallace and wife, of record in Book 2491, page 407, said Register's Office; thence with said line, southwardly 285 feet to the northerly margin of the Lebanon Road, as widened; thence with same, north 77 degrees 36' east 100 feet to the beginning.

Parcel 2: Land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the northwest corner of the property conveyed to Vernon M. Williams, Jr., of record in Book 3373, page 533, Register's Office for said County; thence north 12° 25' west 15 feet; thence north 77° 23' east 100 feet; thence south 12° 37' east 15 feet; thence south 77° 23' west 100 feet to the beginning.

Being the same property conveyed to CHARRON & WILLIAMS PARTNERSHIP from CHARRON, WILLIAMS & WILLIAMS PARTNERSHIP, by Quitclaim Deed dated March 30, 2012, of record as Instrument Number 20120517-0042995, Register's Office for Davidson County, Tennessee.

TRACT 4 - MAP 118-6, PARCEL 154.

Land in Davidson County, Tennessee, being part of Lot No. 6 on the plan of the partition of lands in the case styled "D. R. Johnson, et al, vs. R. L. Armistead, et al," Plan Book 2, Page 73, of the Chancery Court of said County. Said property is more particularly described according to a survey by Barge, Waggoner, and Sumner, Inc., dated April 4, 1970, and revised April 9, 1970, as follows:

Beginning at an iron pin in the easterly margin of Franklin Road, said iron pin being in the northwest corner of the Metropolitan Land Corporation property and being South 14 degrees 33' East 61.51 feet from the point of intersection of the easterly margin of said road and the center line of the abandoned Tennessee Central Railway Company main track; thence northeasterly with the northerly boundary of the Metropolitan Land Corporation property and a curve to the right, having a radius of 1223.57 feet, a distance of 197.89 feet to an iron pin; thence North 23 degrees 11' West 10.41 feet to an iron pin; thence crossing Brown's Creek North 27 degrees 06' East 206.49 feet to an iron pin; thence North 19 degrees 26' East 1.71 feet to an iron pin in the southerly boundary of the Crescent Amusement Co. property; thence crossing Brown's Creek and with the boundaries of the Crescent Amusement Co. property and the C. E. Little property southwesterly with a curve to the left, having a radius of 1323.57 feet, a distance of 339.58 feet to an iron pin in the easterly margin of Franklin Road; thence with the margin of said road South 14 degrees 33' East 121.91 feet to the point of beginning, containing 0.58 acres, more or less.

Being the same property conveyed to CHARRON & WILLIAMS PARTNERSHIP from PATRICIA W. CHARRON and KAY O. WILLIAMS, Executrix of the Estate of V. Morris Williams, Jr., by Quitclaim Deed dated March 30, 2012, of record as Instrument Number 20120517-0043004, Register's Office for Davidson County, Tennessee.

EXHIBIT B

CERTIFICATE OF CONVERSION

State of Tennessee

Department of State
Corporate Filings
312 Rosa L. Parks Ave.
6th Floor, William R. Snodgrass Tower
Nashville, TN 37243

CERTIFICATE OF CONVERSION
(Another Business Entity into LLC)

For Office Use Only

FILED

Pursuant to the provisions of §48-249-703 of the Tennessee Revised Limited Liability Company Act, the undersigned Limited Liability Company hereby submits this certificate of conversion:

1. **The name of the domestic limited liability company as set forth in its articles of organization is:**
   Charron & Williams, LLC.

2. **The name of the converting other business entity immediately prior to the filing of the certificate of conversion is:**
   Charron & Williams.

3. **The jurisdiction in which the converting other business entity was formed is** Tennessee, **its date of formation is** August 28, 2009 **(month/day/year), and its business type is a** general partnership.

4. **All required approvals of the conversion have been obtained by the other business entity.**

5. **If the conversion is not to be effective upon the filing of the certificate of conversion and articles of organization, then the future effective date or time of the conversion to a domestic LLC is:**

   Date: _____, _____ **Time** _____

10/14/15
Signature date

Jeffrey O. Williams
Signature

Manager
Signer's capacity

Jeffrey O. Williams
Name (typed or printed)

SS-4268 (Rev. 06/07) Filing Fee $20 RDA 2458

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