*This instrument prepared by:*
*LAW OFFICE OF TONI WAYNICK RUTGERSON*
*200 Nashboro Blvd*
*P.O. Box 17116*
*Nashville, TN 37217*
*(615) 885-5707*

Davidson County DEEDQC
Recvd: 02/24/17 12:22 4 pgs
Fees:22.00 Taxes:0.00
**20170224-0018676**

ADDRESS OF NEW OWNER:
**Binkley Family Investments, L.P.**
**3530 Central Pike, Suite 106**
**Hermitage, TN 37076**

SEND TAX BILL TO:

**To New Owner**

MAP & PARCEL:

Tract 1: 08500020200
Tract II: 08500021000

*THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.*

# QUITCLAIM DEED FOR COMBINING PROPERTY INTO ONE MAP AND PARCEL NUMBER

THIS QUITCLAIM DEED is made this the 24th day of February, 2017, by BINKLEY FAMILY INVESTMENTS, L.P., a Tennessee Limited Partnership (hereinafter referred to as "Grantor") and BINKLEY FAMILY INVESTMENTS, L.P. (hereinafter referred to as "Grantee") for themselves, and their successors, successors-in-title, and assigns.

WHEREAS, Grantor is the owner of certain real property containing approximately 78.98 acres pursuant to deed of record as Instrument No. 20110512-0036586 in the Register's Office for Davidson County, Tennessee ("Tract 1"); and

WHEREAS, Grantor is the owner of certain real property pursuant to deed of record as Instrument No. 20101230-0103954 in the Register's Office for Davidson County, Tennessee ("Tract 2"); and

WHEREAS, Tract 1 and Tract 2 are adjacent to one another, and the parties desire to combine them into one property.

WHEREAS, Tract 1 has been assigned Map and Parcel Number 08500020200, while Tract 2 has been assigned Map and Parcel Number 08500021000; and

WHEREAS, the Parties desire to combine the Map and Parcel Numbers assigned to Tract 1 and Tract 2 so that only one Map and Parcel Number shall be assigned to the combined property.

NOW THEREFORE, the parties agree as follows:

1. The Property shall be described as follows:

*[DESCRIPTION ON FOLLOWING PAGE]*

TRACT I

PROPERTY NO. 1

Beginning at an iron pin located in the westerly margin of the L&N Railroad South 72°41'48" East, a distance of 225.57 feet from an iron pin marking the northeasterly corner of the Riverview Business Center, LLC, property of record in Book 10814, page 896, Register's Office of Davidson County, and being the point of beginning at the northeasterly corner of this described tract:
Thence South 33°28'21" West, 954.79 feet;
Thence South 70°34'35" East, 86.74 feet;
Thence South 18°20'44" West, 98.74 feet;
Thence South 06°14'18" East, 131.02 feet;
Thence South 30°25'09" East, 88.95 feet;
Thence South 59°16'48" East, 66.45 feet;
Thence South 67°33'15" East, 164.80 feet;
Thence South 22°25'07" West, 56.84 feet;
Thence North 67°39'09" West, 26.06 feet;
Thence South 22°04'08" West, 1108.00 feet;
Thence North 24°37'41" West, 263.56 feet;
Thence North 42°45'48" West, 92.35 feet;
Thence North 54°03'14" West, 250.00 feet;
Thence North 04°11'29" East, 325.03 feet;
Thence North 06°34'37" East, 192.50 feet;
Thence North 03°47'16" West, 411.64 feet;
Thence North 00°35'06" West, 200.00 feet;
Thence North 87°55'46" East, 314.58 feet;
Thence South 63°40'45" East, 184.94 feet;
Thence North 33°28'21" West, 948.69 feet;
Thence South 70°13'48" East, 25.73 feet to the point of beginning, containing 18.93 acres, more or less;

This is unimproved property

PROPERTY NO. 2

Beginning at a point in the Northerly right-of-way line of the main line of Tennessee Central Railway Company (formerly Tennessee Central Railroad Company), said point being the Southeast corner of property now or late of J.H. Hagar, of record in Book 489, page 33, in the Register's Office for Davidson County, Tennessee; thence North 87° West, a distance of 1022 feet, more or less, to a point in the low water line of Stones River; thence Northwardly with the low water line of Stones River as follows:
North 45° East, a distance of 584 feet to a point; thence North 53° East, a distance of 302 feet to a point; thence North 57° East, a distance of 271 feet to a point; thence North 64° East, a distance of 238 feet to a point; thence North 75° East, a distance of 192 feet to a point; thence North 48° East, a distance of 341 feet to a point; thence North 42° East, a distance of 441 feet to a point; thence North 32° 45' East, a distance of 311 feet, more or less, to a point in the center line of Stoner Creek; thence Southeastwardly with the center line of said Stoner Creek, South 35° 40' East, a distance of 168 feet to a point; thence with the center line of said Stoner Creek, South 40° 06' East a distance of 228 feet, more or less, to a point in the westerly right-of-way line of the Old Hickory Branch of said Tennessee Central Railway Company; thence along the westerly right-of-way line of said Old Hickory Branch, South 19° 01' West, a distance of 820 feet to a point; thence with the westerly right-of-way line of said Old Hickory Branch, South 36° West, a distance of 248 feet, more or less, to a point in the northerly right-of-way of the main line of said Tennessee Central Railway Company; thence along the northerly right-of-way line of said main line, South 61° West, a distance of 898.1 feet, more or less, to the point at the place of beginning, containing forty and fifty-five hundreds (40.55) acres, more or less.

This is unimproved property

PROPERTY NO. 3

Being a tract of land described according to a survey thereof by Cummings and Associates, Surveyors, dated October 1, 1982, as follows:

TRACT I: Beginning at a point of the northeasterly bank of the Stones River, where said River intersects with the northwesterly boundary line of the right-of-way of the Louisville and Nashville Railroad (formerly the Tennessee Central Railroad) and thence down river with said bank North 52°37'26" West 194.04 feet; thence North 22°08'12" West 253.67 feet; thence North 00°35'04" East 196.97 feet; thence North 04°22'53" East 273.31 feet; thence North 13°59'40" East 349.81 feet; thence North 41°45'02" East 314.61 feet; thence leaving said bank of said river South 87°00'00" East 1098.38 feet to the northwesterly margin of the right-of-way of the Louisville and Nashville Railroad; thence with said right-of-way South 61°00'00" West 209.42 feet; thence with a slight curve in said right-of-way (radius 1,495.9698 feet) 777.693 feet; thence with said right-of-way South 31°12'51" West 823.35 feet to the beginning and containing 19.50 acres, more or less.

ALSO CONVEYED IS THE EASEMENT FOR ACCESS AND EGRESS ACROSS TRACT II AND FROM TRACT II TO TRACT I AS DESCRIBED ABOVE.

This is unimproved property

Being the same property conveyed to Binkley Family Investments, L.P. by deed from Odell Binkley, Jr., as Trustee for Binkley Family, LLC of record as Instrument No. 20110512-0036586 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known collectively as:
**3518 CENTRAL PIKE**
**HERMITAGE, TN 37076**

TRACT II

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Binkley Row recorded in Instrument No. 20030206-0016495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the property conveyed to Binkley Family Investments, L.P. by deed from Odell Binkley, Jr. and Mary Evelyn Binkley of record as Instrument No. 20101230-0103954 in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as:
**3532 CENTRAL PIKE**
**HERMITAGE, TN 37076**

2. Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

3. The Property described herein shall be assigned only one (1) Map and Parcel Number.

4. Except for the aforementioned combining the parcels into one Map and Parcel Number and redescribing the Property, there are no conveyances or other actions taken with respect to the Property.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

**Affiant**

Subscribed and sworn to before me this 24th day of February, 2017.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: MAY 26, 2020

IN WITNESS WHEREOF I have hereunto set my hand this 24th day of February, 2017.

**BINKLEY FAMILY INVESTMENTS, L.P.**
**By: Odell Binkley, Jr.**
**Its: General Partner**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odell Binkley, Jr., who identified himself as the general partner for Binkley Family Investments, L.P., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 24th day of February, 2017.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: MAY 26, 2020

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24 day of February, 2017 personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK

My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019