BILL GARRETT, Davidson County
Trans:T20170017117 DEEDQC
Recvd: 02/28/17 08:09 3 pgs
Fees:17.00 Taxes:0.00
20170228-0019556

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
S&P 5, GP 1122 2ND Ave N., Suite B Nashville, TN 37208	SAME AS NEW OWNER	Map: 060 Parcel: 151.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C. 315 Deaderick Street, Suite 1700, Nashville, Tennessee 37238		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Third Avenue Associates**, a Tennessee general partnership ("Grantor"), hereby transfers and quitclaims to **S&P 5, GP,** a Tennessee general partnership, ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron rod situated in the westerly margin of Brick Church Pike, said point also being the southeast corner of the Brick Church Business Park Property of record in Book 7843, page 402, Register's Office for Davidson County, Tennessee; thence, along said road, South 03 degrees 43 minutes 37 seconds West, a distance of 301.36 feet to an iron rod; thence, leaving said road, North 84 degrees 15 minutes 41 seconds West, a distance of 935.69 feet to an iron rod; thence, North 06 degrees 45 minutes 30 seconds East, a distance of 319.78 feet to an iron rod; thence, South 83 degrees 06 minutes 20 seconds East, a distance of 919.61 feet to the point of beginning and containing 287,937.62 square feet or 6.610 acres of land as surveyed by Dale & Associates, Steve D. Delle, RLS #1710, dated December 2, 2005.

Being the same property conveyed to Third Avenue Associates, a Tennessee general partnership by deed dated 2/4/14 from Hardaway Construction Corp as of record in Instrument No. 20140226-0016326, Register's Office for Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 0 Brick Church Pike, Nashville, TN 37207.

Executed this 22nd day of February, 2017.

William A. Sneed, Jr., General Partner

Brad S. Proctor, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the County and State aforesaid, personally appeared William A. Sneed, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be general partner of Third Avenue Associates, the within named bargainor, a Tennessee general partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and official seal, this the 22nd day of February, 2017.

Notary Public
My Commission Expires: Nov. 2018

(SEAL)

MATTHEW CREEKMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the County and State aforesaid, personally appeared Brad S. Proctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be general partner of Third Avenue Associates, the within named bargainor, a Tennessee general partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and official seal, this the 22nd day of February, 2017.

Notary Public
My Commission Expires: Nov. 2018

(SEAL)

MATTHEW CREEKMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22 day of February, 2017.

Notary Public
My Commission Expires: Nov. 2018

