33452

Davidson County DEEDQC
Recvd: 02/28/17 10:36 5 pgs
Fees:27.00 Taxes:0.00
20170228-0019714

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33452-01-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 3rd day of January, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

QUITCLAIM DEED

Address New Owner: Jackson's Courtyard Partnership 4117 Hillsboro Road Suite 207 Nashville, TN 37215	Send Tax Bills To: Jackson's Courtyard Partnership 4117 Hillsboro Road Suite 207 Nashville, TN 37215	Tax Information: Map and Parcel No.: 060 08 0 019 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Northpoint Retail, a Tennessee general partnership ("Grantor"), does hereby quitclaim, transfer and convey unto Jackson's Courtyard Partnership, a Tennessee general partnership, ("Grantee"), its successors and assigns an undivided ten percent (10%) interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is real property known as 3049 Dickerson Pike, Nashville, TN, 37207.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 1st day of January, 2017.

NORTHPOINT RETAIL, a Tennessee general partnership

By: _____
Crews Johnston III, Managing Partner

By: Jackson's Courtyard Partnership, a Tennessee general partnership, Managing Partner

By: _____
C. LeRoy Norton, Jr., Managing Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named C. LeRoy Norton, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of February, 2017.

Notary Public

GEORGE R. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Crews Johnston III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, 23 day of February, 2017.

Notary Public

NATALIE SULZBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

My Commission Expires:
May 5, 2020

EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Councilmanic District, Davidson County, Tennessee, located on the easterly side of Dickerson Pike and the southerly side of Broadmoor Drive (formerly Ewing Lane), being Lot No. 1 on the plan of North Pointe Shopping Center of record in Book Plat 7900, Page 180, Register 's Office for Davidson County, Tennessee and being more particularly described according to a survey made by William C. Watson, Tenn. Reg, No. 1487, Barge, Waggoner, Sumner and Cannon, 162 Third Ave. N., Nashville, TN 37201, dated July 19, 1989, reinspected and updated July 9, 1990, file No. 10783, as follows:

BEGINNING at a point in the southerly margin of Broadmoor Drive, said point being westerly 624 feet, more or less, from the centerline of Hillside Drive;

THENCE, leaving said margin with the southerly line of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book5184, Page 678, said Register's Office, S 84 deg. 49' 32" E, 318.80 feet to an iron pin;

THENCE, leaving said line S 05 deg. 40' 02" W, 299.58 feet to an iron pin;

THENCE, N 84 deg. 41' 14" W, 577.40 feet to a point in the easterly margin of Dickerson Pike;

THENCE, with said margin with a curve to the left 71.88 feet to a point, said curve having a central angle of 00 deg. 42' 50" E, a radius of 5,770.00 feet, a tangent of 35.94 feet and a chord of N 04 deg. 14' 20" E, 71.88 feet;

THENCE, continuing with said margin N 03 deg. 53' 00" E, 65.21 feet to a point;

THENCE, leaving said margin S 84 deg. 40' 16" E, 150.00 feet to a point;

THENCE, N 03 deg. 53' 17" E, 130.70 feet to a point in the southerly margin of Broadrnoor Drive;

THENCE, with said margin with a curve to the left 120.96 feet to the point of beginning, said curve having an angle of 11 deg. 29' 39", a radius of 602.96 feet, a tangent of 60.68 feet and a chord of N 80 deg. 22' 36" E, 120.76 feet, containing 147,581 square feet or 3 .39 acres, more or less.

Being the same property conveyed to Northpoint Retail, LLC, a Tennessee limited liability company by deed dated April 30, 1999 from Ewing Lane Partnership, a Tennessee general partnership, d/b/a North Pointe Plaza of record in Book 11464, page 817, Register's Office for Davidson County, Tennessee. Northpoint Retail, LLC, a Tennessee limited liability company, is now known as Northpoint Retail, a Tennessee general partnership pursuant to the Articles of Merger filed December 30, 1999 as Control No. 037728, Office of the Tennessee Secretary of State and of record in Instrument No. 20000110-0003478, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

