Prepared by
Paul McKanna
4509 Shys Hill Road
Nashville, TN 37215

Address New Owner

HTG LLC
4509 Shys Hill Rd
Nashville, TN 37215

Send Tax Bills to: SAME

Map/Parcel Numbers:

145020A00100CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration paid
for this conveyance is $450,000

Affiant: Paul G. McKanna

Subscribed and sworn before me this 28th day of February 2017

Notary Public
My Commission expires 8/20/2020

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the Agreement of the Parties and for monetary consideration of Four Hundred Fifty Thousand dollars ($450,000.00), Grantor, NovusWay, Inc., by these presents does hereby quitclaim and convey to HTG LLC, all rights, title and interest in and to a certain tract and parcel of land, described as follows, to wit:

Being the property conveyed to NovusWay, Inc. by quitclaim deed dated August 4, 2016 and recorded as Document #2016804-0080899 with the Register of Deeds of Davidson County, Tennessee (R.O.D.C.).

Being land in the 34th Council District of Davidson County Tennessee and being a portion of the land conveyed to James A. McKanna, etux as of record in Deed Book 5794, Page 161 R.O.D.C.

Being generally located on the north side of Georgetown Court east of Mountain View Drive and being more particularly described by plat and with precise metes & bounds in "EXHIBIT A: GRANTORS' GTC Property" attached hereto and incorporated herein by reference.

This conveyance is subject to any and all easements of record in the Register's Office for Davidson County, including the Private Driveway Easement (PDE) recorded as Document #20050721-0085036 (R.O.D.C.) on July 21, 2005, the New Underground Utility Easement (NUUE) established in the First Amendment to the PDE recorded as Document #20160804-0080900 (R.O.D.C.) on August 4, 2016, and the Hilltop Ground Easement recorded by "MEMORANDUM OF EASEMENT" Document #20160711-0070864 (R.O.D.C.) on July 11, 2016, and any other matters which might

BILL GARRETT, Davidson County
Trans:T20170020942 DEEDQC
Recvd: 03/10/17 14:23 5 pgs
Fees:28.00 Taxes:1665.00
20170310-0023974

affect the property, Grantor's intent being only to convey whatever interest in the property it has. For convenience and clarity, a surveyor's plat identifying the boundaries of the significant encumbrances, "EXHIBIT B: GTC EASEMENT PLAT", is attached hereto and incorporated herein by reference.

This is unimproved property known as 1480 Georgetown Court, Nashville, Tennessee, 37215.

IN WITNESS WHEREOF, Grantor's Authorized Elected Officers have set their hands this 17th day of February, 2017

GRANTOR: **NovusWay, Inc.**

BY **Elected Officers:**

Larry D. Moeller, President — Date 02/17/17

Gregory B. Williams, Secretary — Date 02/17/2017

CORPORATE ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Putnam

Personally appeared before me, Lorrain F. Douglass, a notary public of the state and county aforesaid,

Larry Dean Moeller & Gregory Bruce Williams,

with whom I am personally acquainted or who provided adequate photo identification, and who acknowledged that they are President and Secretary, respectively, of the maker and are authorized by the maker to execute this document on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2017.

My commission expires

10/4/17

Lorrain F Douglass
NOTARY PUBLIC

LORRAIN F. DOUGLASS
MY COMMISSION # FF 058569
EXPIRES: October 4, 2017
Bonded Thru Notary Public Underwriters

Larry Dean Moeller
~~TENN~~ Lic.# 123923266
Gregory Bruce Williams
HC Lic.# 383210

EXHIBIT A: GRANTORS' GTC Property

1480 Georgetown Court

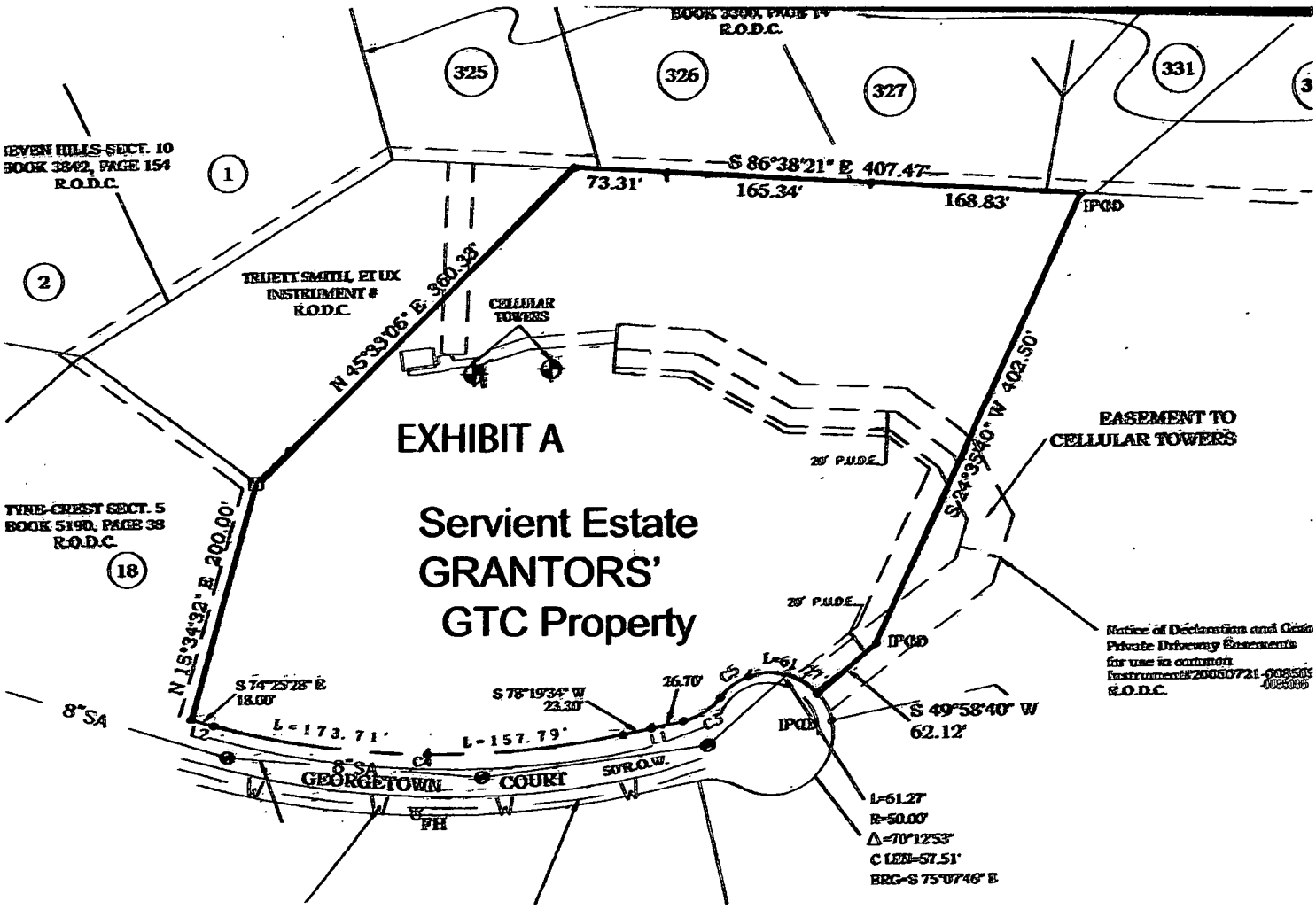


EXHIBIT A: GRANTORS' GTC PROPERTY

1480 Georgetown Court, Nashville 37215

GTC PROPERTY metes & bounds

DEED REFERENCE

Being part of property conveyed to JAMES A. MCKANNA ETUX by deed of record in Book 5794, page 161 R.O.D.C.

PROPERTY MAP REFERENCE

Being part of PARCEL NO. 14 as shown on DAVIDSON COUNTY PROPERTY MAP NO. 145.02

Being land in the 34th Council District of Davidson County Tennessee and being a portion of the land conveyed to James A. McKanna, etux as of record in Deed Book 5794, Page 161 R.O.D.C.

Being generally located on the north side of Georgetown Court east of Mountain View Drive and being more particularly described as follows:

Beginning, at an iron pin on the northerly right-of-way line of Georgetown Court at the southwesterly corner of Lot 17 of Tyne Crest, Section 1 as recorded in Book 3700, page 30, R.O.D.C., Tennessee and proceeding as follows:

1. N 15° 34' 32" E 200.00' to an existing concrete monumaent (TN state plan grid coordinates N:636,818.99 E:1,727,563.35 at the northeasterly corner of Lot 18 Tyne-Crest Section 5 as of record in Plat Book 5190, Page 38, R.O.D.C.; thence

2. N 45° 33' 06" E a distance of 360.33' to a set iron pin on the south line of Lot 325 Seven Hills Section 8 as of record in Plat book 3300, Page 14, R.O.D.C.; thence

3. S 86° 38' 21" E a distance of 407.47' to an iron pin set on the south line of Lot 331 Seven Hills Section 8 as of record in Plat book 3300, Page 14, R.O.D.C., thence

4. S 24° 35' 40" W a distance of 402.50' to an iron pin set in the center line of the driveway defined by easement in Instrument #20050721-0085036 R.O.D.C.; thence

5. S 49° 58' 40" a distance of 62.12' along the center line of said driveway to an iron pin at the curb of Georgetown Court cul-de-sac; thence

6. west along the curb of Georgetown Court according to curves precisely defined on the Recorded Plat a distance of 533.05 ' to the point of beginning and containing 5.23 acres, more or less.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 34TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH CAP LABELED DSDI 1935 FOUND ALONG THE NORTHERLY RIGHT-OF-WAY OF GEORGETOWN COURT (HAVING A 58 FOOT RIGHT-OF-WAY), SAID REBAR BEING 380 FEET, MORE OR LESS, AS MEASURED ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF MOUNTAIN VIEW DRIVE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND RUNNING, NORTH 15°28'14" EAST, 158.86 FEET TO A CONCRETE MONUMENT MARKED CUMBERLAND IRON - NASHVILLE; THENCE, NORTH 45°40'59" EAST, 362.84 FEET TO A 1/4-INCH REBAR SET; THENCE, SOUTH 89°29'39" EAST, 484.45 FEET TO A POINT; THENCE, SOUTH 89°08'21" EAST, 194.59 FEET TO A 3/4-INCH REBAR FOUND; THENCE, SOUTH 89°57'11" EAST, 150.42 FEET TO A CONCRETE MONUMENT FOUND; THENCE, SOUTH 89°29'39" EAST, 11.89 FEET TO A 1/2-INCH REBAR SET; THENCE, SOUTH 24°35'40" WEST, 401.35 FEET TO A POINT; THENCE, SOUTH 50°10'22" WEST, 62.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGETOWN COURT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GEORGETOWN COURT, 88.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°28'52" WEST, 77.95 FEET TO A POINT; THENCE, 36.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 57°07'06" WEST, 35.36 FEET TO A POINT; THENCE, SOUTH 78°19'34" WEST, 50.00 FEET TO A POINT; THENCE, 331.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 697.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°02'57" WEST, 328.37 FEET TO A 1/2-INCH REBAR SET; THENCE, NORTH 74°25'28" WEST, 18.00 FEET TO A REBAR WITH CAP LABELED DSDI 1935 AND THE POINT OF BEGINNING.

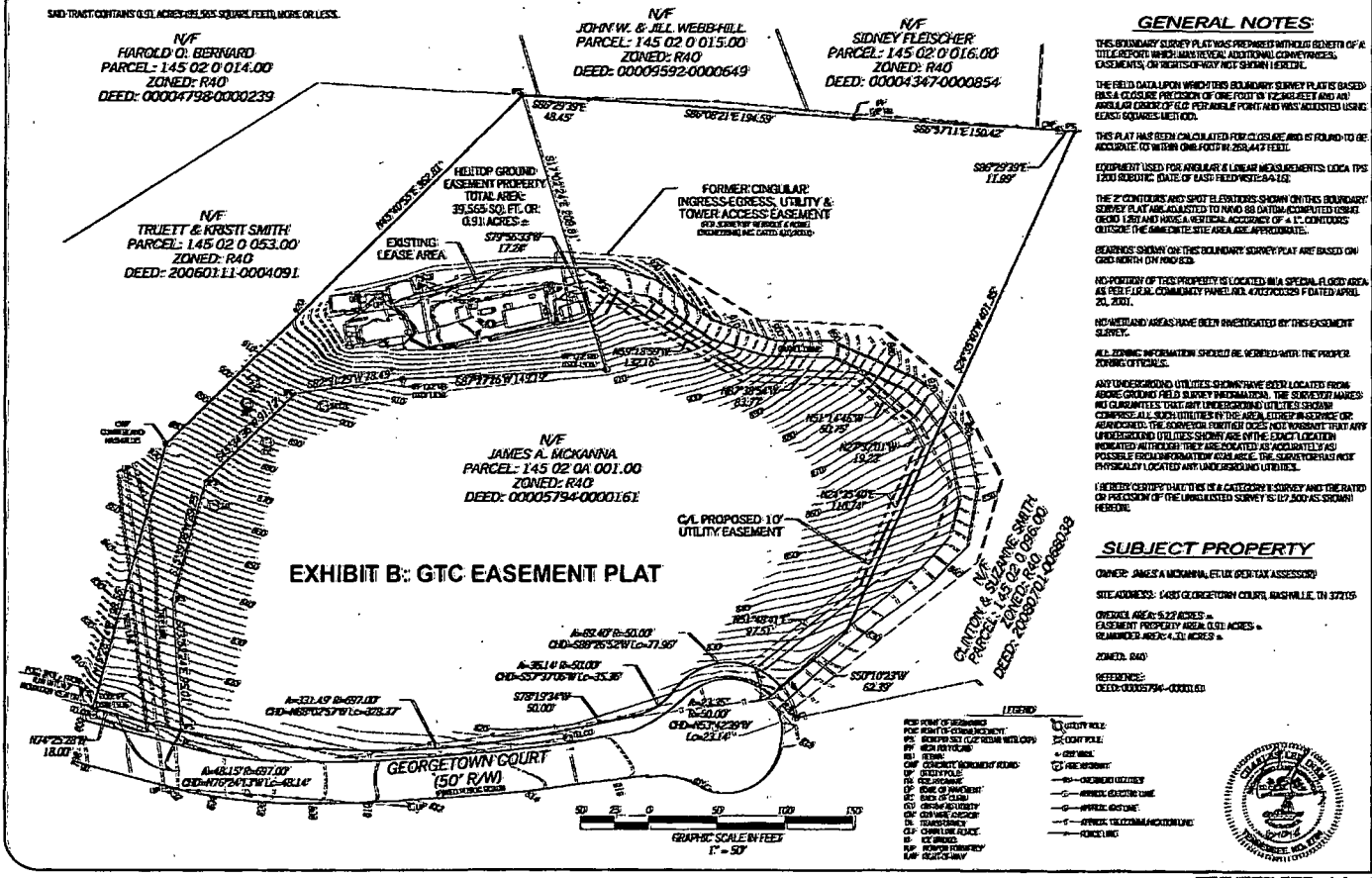
SAID TRACT CONTAINS 5.21.6 ACRES (227,226 SQUARE FEET), MORE OR LESS.

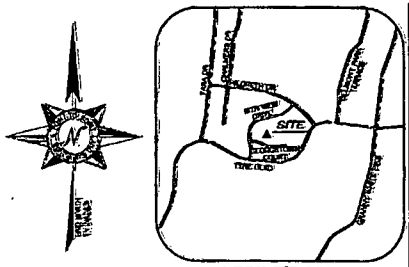
LESS AND EXCEPT THE HILLTOP GROUND EASEMENT PROPERTY:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 34TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH CAP LABELED DSDI 1935 FOUND ALONG THE NORTHERLY RIGHT-OF-WAY OF GEORGETOWN COURT (HAVING A 50 FOOT RIGHT-OF-WAY), SAID REBAR BEING 380 FEET, MORE OR LESS, AS MEASURED ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF MOUNTAIN VIEW DRIVE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND RUNNING, NORTH 15°28'14" EAST, 158.86 FEET TO A CONCRETE MONUMENT MARKED CUMBERLAND IRON - NASHVILLE; THENCE, NORTH 45°40'59" EAST, 362.84 FEET TO A 1/4-INCH REBAR SET; THENCE, SOUTH 89°29'39" EAST, 484.45 FEET TO A 1/4-INCH REBAR WITH CAP LABELED DSDI 1935; THENCE, SOUTH 89°27'25" WEST, 149.15 FEET TO A 1/4-INCH REBAR WITH CAP LABELED DSDI 1935; THENCE, SOUTH 82°31'25" WEST, 78.45 FEET TO A 1/4-INCH REBAR SET; THENCE, SOUTH 45°34'35" WEST, 91.07 FEET TO A 1/4-INCH REBAR SET; THENCE, SOUTH 05°25'25" EAST, 95.01 FEET TO A 1/4-INCH REBAR SET; THENCE, SOUTH 09°22'24" EAST, 95.01 FEET TO A 1/4-INCH REBAR SET ALONG SAID NORTHERLY RIGHT-OF-WAY OF GEORGETOWN COURT; THENCE RUNNING ALONG SAID RIGHT-OF-WAY, 48.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 697.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 89°24'13" WEST, 48.14 FEET TO A POINT; THENCE, NORTH 74°25'28" WEST, 18.00 FEET TO A REBAR WITH CAP LABELED DSDI 1935 AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.91 ACRES (39,565 SQUARE FEET), MORE OR LESS.





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

THIS BOUNDARY SURVEY PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS BOUNDARY SURVEY PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,363 FEET AND AN ANGULAR CLOSURE OF 0.02 PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 259,447 FEET.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC (DATE OF LAST FIELD VISIT: 8-4-16).

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS BOUNDARY SURVEY PLAT ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12B) AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS BOUNDARY SURVEY PLAT ARE BASED ON GRID NORTH ON NAD 83.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 47037C0329 F DATED APRIL 20, 2001.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EASEMENT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE COMMERCIAL POINT OF DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION ARISABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OR PRECISION OF THE UNADJUSTED SURVEY IS 1:7,500 AS SHOWN HEREON.

SUBJECT PROPERTY

OWNER: JAMES A MCKANNA, ET UX (PER TAX ASSESSOR)

SITE ADDRESS: 1481 GEORGETOWN COURT, NASHVILLE, TN 37215

OVERALL AREA: 5.27 ACRES ±
EASEMENT PROPERTY AREA: 0.91 ACRES ±
REMAINDER AREA: 4.36 ACRES ±

ZONED: RA0

REFERENCE:
DEED: 00005794-0000161

LEGEND

POB	POINT OF BEGINNING
POE	POINT OF ENDING
IPS	IRON PIN SET (1/2" REBAR WITH CAP)
IPF	IRON PIN FOUND
RBF	REBAR
CMF	CONCRETE MONUMENT FOUND
UPF	USED POLE
OHL	OVERHEAD LINE
EOP	EDGE OF PAVEMENT
POC	POINT OF CURVE
POT	POINT OF TANGENT
OHP	OVERHEAD UTILITY
UGP	UNDERGROUND UTILITY
GUY	GUY WIRE ANCHOR
TS	TRANSFORMER
C&G	CURB & GUTTER
EP	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
FF	FINISHED FLOOR
ROW	RIGHT-OF-WAY
UP	UTILITY POLE
LP	LIGHT POLE
MW	MONITORING WELL
HH	HAND HOLE
UE	UNDERGROUND UTILITIES
G	APPROX. GAS LINE
W	APPROX. WATER LINE
T	APPROX. TELECOMMUNICATIONS LINE
FO	FIBER OPTIC

DATE:	RELEASE DESCRIPTION
9/1/16	PER COMMENTS #001
9/12/16	UTILITY EASEMENT - NEW
10/10/16	CLIENT COMMENTS - NEW

A BOUNDARY SURVEY PLAT PREPARED FOR:

VERIZON WIRELESS

BOUNDARY SURVEY PLAT PREPARED BY:

POINT TO POINT LAND SURVEYORS
1010 Pennsylvania Avenue
McDonough, GA 30253
(o) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurveyors.com

DISTRICT:	34TH
SECTION:	N/A
CITY:	(UNINCORPORATED)
COUNTY:	DAVIDSON
STATE:	TENNESSEE
DATE:	AUGUST 18, 2016
DRAWN BY:	GSH
CHKD BY:	JKL
APPROVED BY:	C. INER
JOB #:	G160443
FILE #:	16C-028
SHEET NUMBER:	1 OF 1 SHEETS