BILL GARRETT, Davidson County
Trans:T20170027170 DEEDQC
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Fees:42.00 Taxes:0.00
20170331-0031421

This Instrument Prepared by:
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Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 23rd day of March, 2017.

Notary Public

My Commission expires: 5/5/2020

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
GP17, LLC c/o James E. Gleaves, Jr. 7705 Neubert Springs Road Knoxville, TN 37920	Same as Owner **Map/Parcel:** **095 15 0 001.00** **095 15 0 002.00** **095 15 0 003.00**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **JAMES E. GLEAVES, JR, RACHEL GLEAVES, ELIZABETH G. NASSIF, KATHERINE GLEAVES,** and **REBECCA GLEAVES,** collectively, the "Grantors", do hereby quitclaim and convey unto **GP17, LLC**, a Tennessee limited liability company, the, "Grantee", its successors and assigns, all of their right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hands this 23rd day of March, 2017.

GRANTORS:

JAMES E. GLEAVES, JR.

RACHEL GLEAVES

ELIZABETH G. NASSIF

KATHERINE GLEAVES

REBECCA GLEAVES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kristie Putman, a Notary Public of said County and State, personally appeared JAMES E. GLEAVES, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of March, 2017.

Notary Public

My Commission Expires: 5-5-2020

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kristie Putman, a Notary Public of said County and State, personally appeared RACHEL GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of March, 2017.

Notary Public

My Commission Expires: 5-5-2020

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF NORTH CAROLINA)
COUNTY OF Mecklenburg)

Before me, Austin M. Wood, a Notary Public of said County and State, personally appeared ELIZABETH G. NASSIF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2017.

Notary Public

AUSTIN M. WOOD NOTARY PUBLIC MECKLENBURG COUNTY, NC

My Commission Expires: 01/31/2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kristie Putman, a Notary Public of said County and State, personally appeared KATHERINE GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2017.

Notary Public

My Commission Expires: 5-5-2020

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kristie Putman, a Notary Public of said County and State, personally appeared REBECCA GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of March, 2017.

Kristie Putman
Notary Public

My Commission Expires: 5/5/2020

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Map/Parcel No. 095 15 0 001.00

The following tract or parcel of land lying and being in the 2nd Civil District of said County of Davidson, being 7.10 acres off the east end of the Thompson Mineral Springs Tract, and bounded as follows:

Beginning at a stake in the center of the Elm Hill Turnpike 30.3 poles southwesterly from the crossing of said pike and Lebanon Branch, of the N.C. & St. L. Railway, and running thence North 35 3/4 degrees East 30.3 poles to said crossing; thence North 27 3/4 degrees East 6 poles; thence North 51 3/4 degrees East 10 poles; thence North 65 1/2 degrees East 5 poles, all with the center of said pike; thence North 73 degrees East 11.45 poles to a post in the South margin of said pike; thence North 3 1/2 degrees West 4.76 poles to a stake in Simms Branch; thence with the center of said branch North 69 1/2 degrees West 5.45 poles, South 80 1/2 degrees West 4.85 poles, North 82 degrees West 18.18 poles, North 78 degrees West 10.3 poles, South 73 degrees West 5.76 poles, South 88 degrees West 7.58 poles to a stake in the center of said branch; thence South 8 1/2 degrees East, with fence and crossing said railroad, 51.38 poles to the beginning, as per survey of Erle Drake, County-Surveyor, of June 18, 1921, for Wilerson Bros., former owners of said land, containing, 7.10 acres.

This property expressly excludes the land conveyed to Metropolitan Government & Davidson County, Tennessee, by Deed from Louise Gleaves, widow of W.A. Gleaves, dated June 3, 1965, of record in Book 3898, page 756, in the Register's Office for Davidson County, Tennessee.

Map/Parcel No. 095 15 0 002.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

A triangular shaped tract of land in the 15th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being the remnant of the Woodrow Bridges Home Place, not used as right-of-way for Briley Parkway and Elm Hill Pike interchange and more particularly described as follows:

Beginning at the original Northeast corner of the Woodrow Bridges Home Place; thence Southerly 85 feet along the Easterly line of Woodrow Bridges Home Place, the same along the Easterly margin of a 20-foot easement or private drive to a point on the Northerly margin of Briley Parkway or Elm Hill Pike; thence North 77° 31' 36" West 230 feet along the Northerly margin of Briley Parkway or Elm Hill Pike, the same being a control of access right-of-way and fence and all rights of ingress and egress to, from and across the same to and from abutting lands is hereby retained by the Grantor to a point in the center of an abandoned Lane; thence Northeastwardly 255 feet along the center of an abandoned Lane to the point of beginning, being

all of the remnant of the Woodrow Bridges Home Place, not used as right-of-way for Briley Parkway and Elm Hill Pike Enterchange.

Being the same property conveyed to Margaret Ann Gleaves Ferrell, et. al., by deed of record in Instrument No. 20170331-0031414, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 095 15 0 003.00

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee described according to a survey made by James A. Hamilton, Jr., Surveyor, December 19, 1956, as follows:

Beginning at a point in the center of Old Lebanon Pike (Elm Hill Pike), abandoned, where it intersects the western boundary line of the Walter Grady Jenkins, Sr., et al., property of record in Book 1427, page 611, Register's Office for Davidson County, Tennessee, said point being south 16° 10' east from a "Pin Oak" as located by Mr. T.H. Page, December 15, 1956; thence with the center of said road and Walter Grady Jenkins' line, north 84° 06' west 189.22 feet to an iron pin, South 77° 48' west 100 feet to a point in the southern boundary line of W.A. Gleaves property of record in Book 584, page 29, said Register's Office, south 73° 21' west 50 feet to an iron pin and south 66° 14' west 62.06 feet to the northeast corner of the Bridges property of record in Book 97, page 550, said Register's Office; thence with the eastern boundary line of said Bridges property south 11° 43' east 149.36 feet; thence with the north line of abandoned right-of-way of the Nashville, Chattanooga & St. Louis Railroad south 79° 13' west 275.33 feet crossing the Old Lebanon Pike (Elm Hill Pike) to a point west thereof; thence south 10° 47' east 80 feet to the southerly right-of-way of the said abandoned railroad; thence with said right-of-way north 79° 13' east to the northerly margin of the present Elm Hill Pike and continuing with same in all 320.73 feet to an iron pin; thence continuing with said margin north 80° east 358.73 feet; thence north 10° west 40 feet; thence north 10° 10' west 152.79 feet to the beginning, containing 2.57 acres, more or less.

Included in the above description but excluded from this conveyance is the below described tract of land which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 3901, page 776, Register's Office for Davidson County, Tennessee.

A tract of land in Davidson County, Tennessee described as follows:

Beginning at a point where the property line between C.W. Tidwell and W.G. Jenkins intersects the North margin of Elm Hill Pike; thence westerly along the North margin of Elm Hill Pike, 690 feet to a point in the center line of Old Lebanon Road; thence Northeasterly 70 feet along the center line of the Old Lebanon Road to a point in the north margin of the Old abandoned Lebanon Branch of the N.C. & St. L. Railroad; thence easterly 260 feet along the north margin of the Old abandoned Lebanon Branch of the N.C. & St. L. Railroad; thence Northeasterly along the property line between C.W. Tidwell and Austin Bridges, 40 feet to a point in the new relocated

north margin of Elm Hill Pike; thence North 77° 31' 56" east 55 feet along the new relocated north margin of Elm Hill Pike to a point; thence North 82° 28' 35" East 332 feet along the new relocated north margin of Elm Hill Pike to a point in the property line between C.W. Tidwell and W.G. Jenkins 130 feet to the point of beginning and containing 59,800 square feet, more or less.

Being the same property conveyed to Margaret Ann Gleaves Ferrell, et. al., by deed of record in Instrument No. 20170331-0031413, Register's Office for Davidson County, Tennessee.

Following the Quitclaim Deed conveyances recorded simultaneously herewith and referenced in the above derivation clause, title to Parcels 1 and 2 is vested as follows:

GP17, LLC as to a 25% undivided interest
AGF Famly Co., LLC as to a 25% undivided interest
Mary E. Gleaves Living Trust as to as 50% undivided interest, all as tenants in common

Title to Parcel 3 is vested as follows:

GP17, LLC as to a 50% undivided interest
AGF Family Co., LLC as to a 50% undivided interest, as tenants in common