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# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170028438 DEEDQC
Recvd: 04/04/17 14:48 2 pgs
Fees: 12.00 Taxes: 0.00

20170404-0033007

G-P-16-15201-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-21-2020

(AFFIX SEAL)

PATRICIA J PARSONS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Monterra LLC, a New York Limited Liability Company** | Same as New Owner | |
| (NAME) **1325 Millersport Highway, Suite 209** | (NAME) | **161-216.00** |
| (ADDRESS) **Williamsville, NY 14221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE MADDOX FOUNDATION, A MISSISSIPPI NOT FOR PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONTERRA LLC, A NEW YORK LIMITED LIABILITY COMPANY** hereinafter called the Grantee, their successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property located in the Fourth Councilmanic District of Nashville, Davidson County, Tennessee being shown as Parcel 216.00 on Davidson County Property Map 161, being shown as Lot 1 on the Plan of Timer Ridge Apartments, Phase 1, (Revised) of record in Plat Book 6250, Page 764, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Wamble & Associates, PLLC, dated March 24, 2017 as follows:

Beginning at an Iron Rod (Old) on the northerly right-of-way of Swiss Avenue (50' R.O.W.), being the southwest corner of the property conveyed to 220 Knolls Limited Partnership of record in Deed Book 8523, Page 83 and being further described as Sunchase Knolls Development of record in Plat Book 6250, Page 431, Register's Office for Davidson County, Tennessee;

Thence, following the northerly right-of-way of Swiss Avenue with a curve to the left having a central angle of 101 Degrees 16 Minutes 35 Seconds, a radius of 313.48 Feet, an arc length of 554.11 Feet and a chord bearing and length of South 45 Degrees 59 Minutes 53 Seconds West, 484.74 Feet to an Iron Rod (Old); Thence, South 04 Degrees 22 Minutes 14 Seconds East, 170.49 Feet to an Iron Rod (New), being the northeast corner of the property conveyed to Mountain Brook, GP of record in Instrument No. 20130313-0025127 and being shown as Lot 4 on the final plat of Valley Brook Townhomes of record in Plat Book 7900, Page 647, Register's Office for Davidson County, Tennessee; Thence, leaving said right-of-way of Swiss Avenue and following the northerly boundary of said Mountain Brook, GP property South 89 Degrees 45 Minutes 46 Seconds West, 255.54 Feet to an Iron Rod (New); Thence, North 03 Degrees 52 Minutes 46 Seconds East, 194.97 Feet to an Iron Rod (New); Thence, North 63 Degrees 02 Minutes 06 Seconds West, 274.94 Feet to an Iron Rod (Old) on the easterly right-of-way of Zermatt Avenue (50' R.O.W.); Thence, leaving said Mountain Brook, GP property and following said easterly right-of-way of Zermatt Avenue North 23 Degrees 53 Minutes 13 Seconds East, 755.00 Feet to an Iron Rod (New); Thence, with a curve to the left having a central angle of 38 Degrees 44 Minutes 23 Seconds, a radius of 451.67 Feet, an arc length of 305.39 Feet and a chord bearing and length of North 04 Degrees 31 Minutes 02 Seconds East, 299.61 Feet to an Iron Rod (New); Thence, North 14 Degrees 51 Minutes 09 Seconds West, 199.03 Feet to an Iron Rod (New); Thence, with a curve to the right having a central angle of 23 Degrees 59 Minutes 58 Seconds, a radius of 275.00 Feet, an arc length of 115.19 Feet and a chord bearing and length of North 02 Degrees 51 Minutes 09 Seconds West, 114.35 Feet to an Iron Rod (New);Thence, North 09 Degrees 08 Minutes 51 Seconds East, 88.73 Feet to an Iron Rod (New); Thence, with a curve to the right having a central angle of 89 Degrees 59 Minutes 36 Seconds, a radius of 25.00 Feet, an arc length of 39.27 Feet and a chord bearing and length of North 54 Degrees 08 Minutes 40 Seconds East, 35.35 Feet to an Iron Rod (Old) on the southerly right-of-way of Old Hickory Boulevard (R.O.W. Varies); Thence, following the southerly right-of-way of said Old Hickory Boulevard South 80 Degrees 51 Minutes 32 Seconds East, 344.02 Feet to an Iron Rod (New),

being the northwest corner of the aforementioned 220 Knolls Limited Partnership property; Thence, leaving said southerly right-of-way of Old Hickory Boulevard and following the westerly boundary of said 220 Knolls Limited Partnership property South 08 Degrees 49 Minutes 07 Seconds West, passing over an Iron Rod (Old) at 20.03 Feet and continuing for a total length of 815.61 Feet to an Iron Rod (Old); Thence, South 74 Degrees 29 Minutes 13 Seconds East, 354.48 Feet to an Iron Rod (Old); Thence, with a curve to the left having a central angle of 09 Degrees 00 Minutes 06 Seconds, a radius of 1524.78 Feet, an arc length of 239.56 Feet and a chord bearing and length of South 11 Degrees 00 Minutes 59 Seconds West, 239.31 Feet to an Iron Rod (Old); Thence, South 06 Degrees 17 Minutes 05 Seconds West, 25.12 Feet to the Point of Beginning.

Containing 664,001 Square Feet or 15.24 Acres.

Being the same property conveyed to The Maddox Foundation, a Mississippi not for profit corporation by Quitclaim Deed from 22 Knolls Limited Partnership, a Mississippi Limited Partnership dated October 14, 2016 and filed October 20, 2016 of record in Instrument No. 20161020-0111041, Register's Office for Davidson County, Tennessee. Being the same property conveyed to 220 Knolls Limited Partnership by Quitclaim Deed from Resolution Trust Corporation as Receiver for Southwest Savings Association, recorded December 14, 1992 in Book 8812, Page 825 and being the same property conveyed to Southwest Savings Association by Substitute Trustee's Deed from Warren H. Wild, Jr., Substitute Trustee, recorded April 19, 1990 in Book 8092, Page 68, Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: **15201 Old Hickory Blvd, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 31 day of March, 2017.

The Maddox Foundation

By: Robin Grindstaff Hurdle
Robin Grindstaff Hurdle
President

STATE OF MISSISSIPPI

COUNTY OF DeSoto

Before me, the undersigned Notary Public, personally appeared Robin Grindstaff Hurdle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of The Maddox Foundation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such President.

Witness my hand and official seal, at office, this 31 day of March, 2017.

Notary Public

My Commission Expires: 31 JULY 2017

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 106227 GLENDA F. GURLEY Commission Expires July 31, 2017 DESOTO COUNTY

**Return to:**
Rudy Title & Escrow
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Nashville, TN 37212