BILL GARRETT, Davidson County
Trans:T20170035607 DEEDQC
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Fees:37.00 Taxes:0.00
20170427-0041451

PREPARED BY:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:

Rivendell, LLC
262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37129

Send Tax Bills To:

Same
Tax Map/Parcel
174-00-0-001.00
174-00-0-002.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED FOR COMBINING PROPERTY INTO ONE MAP AND PARCEL NUMBER

THIS QUITCLAIM DEED is made this the 26th day of April, 2017, by RIVENDELL, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor") and RIVENDELL, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee") for itself, and its successors, successors-in-title, and assigns.

WHEREAS, Grantor is the owner of certain parcel of real property containing approximately 18.719 acres pursuant to a Special Warranty Deed of Record in Instrument Number 20060717-0085867, in the Register's Office for Davidson County, Tennessee which is identified in Metro Davidson County Assessor's office as Tax Map and Parcel 174-00-0-001.00 ("Parcel 1") being the property described in Exhibit "1"; and

WHEREAS, Grantor is the owner of certain parcel of real property containing approximately 21.333 acres pursuant to a QuitClaim Deed of Record in Instrument Number 20060717-0085867, in the Register's Office for Davidson County, Tennessee, which is identified in Metro Davidson County Assessor's office as Tax Map and Parcel 174-00-0-002.00 ("Parcel 2") being the property described in Exhibit "2"; and

WHEREA, Parcel 1 and Parcel 2 are contiguous parcels;

WHEREAS, Grantor desires to combine the Map and Parcel Numbers assigned to Parcel 1 and Parcel 2 so that only one (1) Map and Parcel Number shall be assigned to said properties.

NOW, THEREFORE, Grantor agrees as follows:

1. Parcel 1 shall be combined with Parcel 2 to constitute a single map and parcel number by Metro Davidson County Assessor's Office.

2. Parcel 1, more particularly described in Exhibit "1", and Parcel 2, more particularly described in Exhibit "2", shall be assigned one (1) Map and Parcel Number.

3. Except for the aforementioned combination of Parcel 1 and Parcel 2 into one (1) map and parcel number, there are no conveyances or other actions taken with respect to the properties.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first written above.

(signatures appear on the following page)

RIVENDELL, LLC

By: _____

Title: _____

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John A Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of RIVENDELL, LLC, the within named grantor, and he as such President, being authorized so to do, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained by signing the name of the limited liability company as himself as such President.

WITNESS MY HAND and official seal at my office on this the 26th day of April, 2017.

_____
Notary Public

JEFFREY L. REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/27/2021

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer is NONE.

_____
AFFIANT

Sworn to and subscribed before me,
this 26th day of April, 2017.

_____
NOTARY PUBLIC

JEFFREY L. REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/27/2021

EXHIBIT "1"

Parcel 1:

Land situated in the 32nd councilmanic district, Antioch, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the intersection of Shire Drive and Bombadil Lane, Thence in a northerly direction along Bombadil Lane, 99.6 +/- feet to a point on the westerly margin and being near the northeast property corner of lot 147, in Rivendell Woods Phase 1, Section 1 First Amendment, of record in Instrument Number 20070329-0037618, in the Register's Office for Davidson County, Tennessee;

Thence with said margin, with a curve turning to the right with an arc length of 1.44 feet, with a radius of 223.00 feet, with a chord bearing of N 08°34'23" E, with a chord length of 1.44 feet to a point at the northeast property corner of lot 147;

Thence leaving margin with said lot line, N 81°14'31" W, a distance of 112.29 feet to a point in the rear of lot 143, in Rivendell Woods Phase 2, Section 2, of record in Instrument Number 20130812-0084220, in the Register's Office for Davidson County, Tennessee;

Thence with the rear line of Rivendell Woods Phase 2, Section 2, N 12°44'04" E, a distance of 183.93 feet to a point at the southeast corner of lot number 139, in Rivendell Woods Phase 2, Section 3, of record in Instrument Number 20141104-0101766, in the Register's Office for Davidson County, Tennessee;

With the rear line of Rivendell Woods Phase 2, Section 3 for the next 9 calls;
Thence, N 21°32'35" E, a distance of 50.00 feet to a point;
Thence, N 21°57'15" E, a distance of 241.84 feet to a point;
Thence, N 17°36'57" E, a distance of 75.41 feet to a point;
Thence, with a curve turning to the right with an arc length of 7.67 feet, with a radius of 177.00 feet, with a chord bearing of S 71°08'33" E, with a chord length of 7.67 feet to a point;
Thence, N 21°57'15" E, a distance of 46.02 feet to a point;
Thence, N 20°28'55" E, a distance of 115.11 feet to a point;
Thence, N 68°02'45" W, a distance of 27.83 feet to a point;
Thence, N 87°13'40" W, a distance of 110.82 feet to a point;
Thence, N 29°57'54" W, a distance of 96.88 feet to a point on the easterly line of, in Rivendell Woods Phase 3, 2nd Revision, of record in Instrument Number 20140814-0073582, in the Register's Office for Davidson County, Tennessee;

With the rear line of Rivendell Woods Phase 3, 2nd Revision for the next 9 calls;
Thence, N 54°55'27" E, a distance of 1.20 feet to a point;
Thence, N 57°25'34" E, a distance of 96.53 feet to a point;
Thence, N 51°48'34" E, a distance of 93.93 feet to a point;

Thence, N 34°21'22" E, a distance of 84.69 feet to a point;
Thence, N 51°22'19" E, a distance of 81.03 feet to a point;
Thence, N 23°04'05" E, a distance of 132.12 feet to a point;
Thence, N 51°42'17" E, a distance of 90.85 feet to a point;
Thence, N 47°13'38" E, a distance of 53.47 feet to a point;
Thence, N 25°53'00" E, a distance of 28.99 feet to a point on the southerly line of Arbor Knoll/Crest, LLC, of record in Instrument Number 20041222-0152521, in the Register's Office for Davidson County, Tennessee;

Thence with said line, S 83°13'20" E, passing the southwest property corner of Starwood Properties Four LTD. Partnership, of record in Deed Book 8577, Page 55, in the Register's Office for Davidson County, Tennessee, at 265.5 +/- feet for a total distance of 940.53 feet to a point being the common line of parcel 1 and 2 on tax map 174;

Thence leaving Starwood Properties Four LTD. Partnership, S 03°18'13" W, a distance of 365.32 feet to a point on the rear line of lot 193, Rivendell Woods Phase 4, of record in Instrument Number 20150724-0072969, in the Register's Office for Davidson County, Tennessee;

With Rivendell Woods Phase 4, for the next 4 calls;
Thence, N 74°26'00" W, a distance of 40.33 feet to a point;
Thence, N 89°00'25" W, a distance of 29.45 feet to a point;
Thence, N 68°02'58" W, a distance of 527.54 feet to a point;
Thence, S 21°57'15" W, a distance of 1077.72 feet to a point on the rear line of lot 188, in Rivendell Woods, Phase 1, Section 1, Resub Lots 186, 187, 222 & 223, of record in Instrument Number 20121102-0100778, in the Register's Office for Davidson County, Tennessee;

Thence with said line, N 82°18'21" W, a distance of 177.77 feet to a point;
Thence, S 07°41'39" W, a distance of 40.00 feet to a point at the northeast property corner of lot 185, in Rivendell Woods Phase 1, Section 1 First Amendment, of record in Instrument Number 20070329-0037618, in the Register's Office for Davidson County, Tennessee;
Thence, N 81°36'43" W, a distance of 156.00 feet to the point of beginning, having an area of 815,414.527 square feet, 18.719 acres of land;

Being a portion of the same property conveyed to Rivendell, LLC, from Ole South Properties Inc., by Quitclaim Deed of Record in Instrument Number 20060717-0085867, in the Register's Office for Davidson County, Tennessee;

This description was prepared by Steven C. Matthews, Tennessee Register Land Surveyors License No. 2352 on April 20, 2017 and is based on survey work conducted by Dale and Associates in 2002;

EXHIBIT "2"

Parcel 2:

Land situated in the 32nd councilmanic district, Antioch, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the intersection of Old Franklin Road and Preston Road, thence in a northerly direction along Preston Road, 1012 +/- feet to a point on the westerly margin at the southwest property corner of Gerhart Richter, of record in Deed Book 8447, Page 377, in the Register's Office for Davidson County, Tennessee, and being the eastern most northeast property corner and being the point of beginning of herein described property;

Thence with said margin, with a curve turning to the left with an arc length of 37.11 feet, with a radius of 466.77 feet, with a chord bearing of, S 37°00'37" W, with a chord length of 37.10 feet to a point at the northeast property corner of Rivendell, LLC (parcel 192), of record in Instrument Number 20060717-0085867, in the Register's Office for Davidson County, Tennessee;

Thence leaving the margin with Rivendell, LLC, N 75°54'51" W, a distance of 25.82 feet to a point;

Thence with said line, S 89°51'03" W, passing Rivendell, LLC (parcel 23) northern most north east property at a distance of 397.98' for a total distance of 510.55 feet to a point;

Thence continuing with said line, N 84°28'19" W, a distance of 616.45 feet to a point in on the rear line of lot 10, in Rivendell Woods Phase 1, Section 2, of record in Instrument Number 20080829-0088935, in the Register's Office for Davidson County, Tennessee;

With Rivendell Woods Phase 1, Section 2, for the next 9 calls;

Thence, N 48°42'47" E, a distance of 577.06 feet to a point;
Thence, N 41°17'13" W, a distance of 110.00 feet to a point;
Thence, N 48°42'47" E, a distance of 2.50 feet to a point;
Thence, with a curve turning to the right with an arc length of 21.76 feet, with a radius of 25.00 feet, with a chord bearing of N 73°38'38" E, with a chord length of 21.08 feet to a point;
Thence, with a reverse curve turning to the left with an arc length of 241.15 feet, with a radius of 50.00 feet, with a chord bearing of N 39°35'34" W, with a chord length of 66.70 feet to a point;
Thence, with a reverse curve turning to the right with an arc length of 20.28 feet, with a radius of 25.00 feet, with a chord bearing of S 25°28'35" W, with a chord length of 19.73 feet to a point;
Thence, S 48°42'47" W, a distance of 5.39 feet to a point;
Thence, N 68°06'35" W, a distance of 84.04 feet to a point;

Thence, S 48°42'47" W, a distance of 43.56 feet to a point at the eastern most property corner of lot 191, in Rivendell Woods Phase 4, of record in Instrument Number 20150724-0072969, in the Register's Office for Davidson County, Tennessee;

With Rivendell Woods Phase 4, for the next 3 calls;
Thence, N 46°08'03" W, a distance of 70.94 feet to a point;
Thence, N 59°37'04" W, a distance of 73.65 feet to a point;
Thence, N 74°26'00" W, a distance of 32.76 feet to a point on the rear of lot 193 where the common line of parcel 1 and 2 on tax map 174 meet;

Thence, with the common line, N 03°18'13" E, a distance of 365.32 feet to a point on the southerly line of Starwood Properties Four LTD. Partnership, of record in Deed Book 8577, Page 55, in the Register's Office for Davidson County, Tennessee;

Thence with said line, S 83°13'20" E, a distance of 999.20 feet to an iron rod found at the southwest property of Noel Hwang, of record in Deed Book 6865, Page 445, in the Register's Office for Davidson County, Tennessee;

Thence with said line, S 82°46'45" E, a distance of 152.11 feet to a point at the northwest property corner of Gerhart Richter;
Thence with said line, S 08°00'16" W, a distance of 868.70 feet to a point;
Thence continuing with said line, S 89°01'30" E, a distance of 57.17 feet to the point of beginning, having an area of 929,272.284 square feet and 21.333 acres of land;

Being a portion of the same property conveyed to Rivendell, LLC, from Ole South Properties Inc., by Quitclaim Deed of Record in Instrument Number 20060717-0085867, in the Register's Office for Davidson County, Tennessee;

This description was prepared by Steven C. Matthews, Tennessee Register Land Surveyors License No. 2352 on April 20, 2017 and is based on survey work conducted by Dale and Associates in 2002;