BILL GARRETT, Davidson County
Trans:T20170040455 DEEDQC
Recvd: 05/11/17 15:50 5 pgs
Fees:27.00 Taxes:0.00
20170511-0047060

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Capital Development Partners, LLC 3101 Devine Street Columbia, SC 29205 Attn: Mark James	SAME	05104006300 05104006200

WHEREAS, by instrument of record in Instrument Number 20141119-0106467, in the Register's Office for Davidson County, Tennessee, **EMECO Properties, LLC, a Tennessee limited liability company** ("EMECO") is the record owner of certain real properties in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel No. 05104006300 (the "EMECO Property"); and

WHEREAS, by instrument of record in Instrument Number 2014001-0090721, in the Register's Office for Davidson County, Tennessee, **TRUITT C. ELLIS and wife, CARRIE C. ELLIS** ("Ellis") are the record owners of certain real properties in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel No. 05104006200 (the "Ellis Property") (Ellis and EMECO are collectively herein referred to as "Grantors") (the Ellis Property and the EMECO Property are collectively herein referred to as the "Property); and

WHEREAS, the Property is being combined into one parcel and the combined metes and bounds legal description is attached hereto as Exhibit "A"; and

WHEREAS, Grantors are executing this instrument solely for the purpose of conveying any interest Grantors have in the Property described on Exhibit "A", attached hereto and incorporated herein by reference, to **CAPITAL DEVELOPMENT PARTNERS, LLC**, a Tennessee limited liability company (the "Grantee") as one combined parcel, to be known as Map and Parcel No. 05104006300; and

WHEREAS, Grantors acknowledge that no ownership change has been made in conveying the Property to Grantee; and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors have bargained and sold, and by these presents do transfer, quitclaim, and convey unto the said Grantee, its successors, representatives, and assigns, all of Grantors' right, title, and interest in and to those certain lands located in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

WITNESS Grantors' hands, this 9 day of May, 2017.

EMECO PROPERTIES, LLC, a Tennessee limited liability company

By: William H. Emery

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, William H. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Chief Manager (or other officer authorized to execute this instrument) of EMECO PROPERTIES, LLC, a Tennessee limited liability company, and that he as such Chief Manager executed the within instrument for the purposes therein contained by signing the name of the company in his capacity as Chief Manager

Witness my hand, at office, this 9 day of May, 2017.

Deanie L. Gregory
NOTARY PUBLIC

My Commission Expires: 1-9-18

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUITT C. ELLIS

CARRIE C. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, TRUITT C. ELLIS, 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.

Witness my hand, at office, this 8th day of May, 2017.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC

My Commission Expires: 9/11/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CARRIE C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2017.

NOTARY PUBLIC

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

My Commission Expires: 9/11/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00

Affiant

Subscribed and sworn before me this 10th day of May, 2017.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set on the westerly right-of-way line Gallatin Pike, 90 feet in width, at corner common with Metro Government Library Madison Branch, as of record in Book 3856, Page 262, at the Register's Office for Davidson County, Tennessee;

Thence Leaving the westerly right-of-way line of Gallatin Pike with the Northerly property line of Metro Government Library Madison Branch, South 62 deg 20 min 59 sec West, 40.80 feet to an existing pk nail;

Thence North 74 deg 48 min 32 sec West, 309.67 feet to an existing pk nail;

Thence along a curve to the right with an arc length of 145.72 feet, the radius of which is 370.00 feet, the central angle of which is 22 deg 33 min 58 sec, the chord of which is North 63 deg 31 min 33 sec West, 144.78 feet to an existing pk nail;

Thence North 37 deg 45 min 28 sec East, 79.37 feet to an iron rod set;

Thence South 82 deg 53 min 59 sec East, 106.52 feet to an existing iron pipe at a corner common with Centerstone Comm. Mental Health Center, as of record in Deed Instrument No. 200506230071859, at said Register's Office;

Thence with the southerly property line of Centerstone Comm. Mental Health Center, South 82 deg 53 min 59 sec East, 204.35 feet to an existing iron rod;

Thence South 82 deg 43 min 32 sec East, 149.53 feet to an iron rod set on the westerly right-of-way line of Gallatin Pike;

Thence with the westerly right-of-way line of Gallatin Pike, South 16 deg 18 min 23 sec West, 42.06 feet to an existing iron rod;

Thence with the westerly right-of-way line of Gallatin Pike along a curve to the right with an arc length of 96.27 feet, the radius of which is 1402.50 feet, the central angle of which is 03 deg 55 min 58 sec, the chord of which is South 17 deg 32 min 22 sec West, 96.24 feet to the point of beginning, containing 60,943 square feet (1.40 acres more or less).

Being the same property conveyed to Capital Development Partners, as of record in Deeds Instrument No. 20170511-0047058 and Instrument No. 20170511-0047059, at Register's Office for Davidson County Tennessee.