BILL GARRETT, Davidson County
Trans:T20170040455 DEEDQC
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Fees:32.00 Taxes:0.00
20170511-0047061

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

# QUITCLAIM DEED
# TO CONSOLIDATE TAX PARCELS

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

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**WHEREAS,** by instrument of record as Instrument Number 20170511-0047059, in the Register's Office for Davidson County, Tennessee, **EMECO Properties, LLC, a Tennessee limited liability company,** conveyed certain real property 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, and described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference (the "EMECO Property"), to **CAPITAL DEVELOPMENT PARTNERS, LLC**, a South Carolina limited liability company; and

**WHEREAS,** by instrument of record as Instrument Number 20170511-0047058, in the Register's Office for Davidson County, Tennessee, **TRUITT C. ELLIS and wife, CARRIE C. ELLIS,** conveyed certain real property 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, and described by metes and bounds on Exhibit "B" attached hereto and incorporated herein by reference (the "Ellis Property"), to **CAPITAL DEVELOPMENT PARTNERS, LLC,** a South Carolina limited liability company; and

**WHEREAS, CAPITAL DEVELOPMENT PARTNERS, LLC**, a South Carolina limited liability company (the "Grantor') now desires to "delete and combine" the two tax parcels that were referenced as the EMECO Property and the Ellis Property (the EMECO Property and the Ellis Property are hereinafter referred to, collectively, as the "Properties"); and

**WHEREAS**, Grantor is executing this instrument solely for the purpose of conveying the Properties described on Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference, to **CAPITAL DEVELOPMENT PARTNERS, LLC**, a South Carolina limited liability company (the "Grantee") as one combined parcel to be known as Map and Parcel No.

05104006300, as described on Exhibit "C" attached hereto and incorporated herein by reference; and

**WHEREAS,** Grantor acknowledges that no ownership change has been made in conveying the Properties 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, Grantor has bargained and sold, and by these presents does 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 "C", attached hereto and incorporated herein by reference.

WITNESS Grantors' hand, this 10th day of May, 2017.

**CAPITAL DEVELOPMENT PARTNERS, LLC**, a South Carolina limited liability company

By: _____

Title: Authorized Signer

STATE OF South Carolina )
COUNTY OF Richland )

Personally appeared before me, a Notary Public, Bailey Dolge, 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 Authorized Signer (or other officer authorized to execute this instrument) of CAPITAL DEVELOPMENT PARTNERS, LLC, a South Carolina limited liability company, and that he as such Authorized Signer executed the within instrument for the purposes therein contained by signing the name of the company in his capacity as Authorized Signer.

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

BAILEY DOLGE Commission Expires Notary Public 08-12-2026 SOUTH CAROLINA

Bailey Dolge
NOTARY PUBLIC

My Commission Expires: 08/12/2026

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 of the EMECO Property**
**Map and Parcel No. 05104006300**

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 at a corner common with Truitt C. and Carrie C. Ellis, as of record in Deed Instrument No. 201410010090721, at said Register's Office;
Thence with the westerly and southerly property line of Truitt C. and Carrie C. Ellis, South 16 deg 46 min 46 sec West, 41.88 feet to an existing railroad spike;
Thence South 82 deg 38 min 07 sec East, 149.84 feet to an existing iron rod on the westerly right-of-way line of Gallatin Pike;
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 54,742 square feet (1.26 acres more or less).
Being the same property conveyed to Emeco Properties, LLC., as of record as Instrument No. 201411190106467, at said Register's Office.

**EXHIBIT "B"**
**Legal Description of the Ellis Property**
**Map and Parcel No. 05104006200**

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

Commencing at a PK nail set on the westerly right-of-way line of Gallatin Pike at a 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 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 North 17 deg 32 min 22 sec East, 96.24 feet to an existing iron rod at a corner common with Truitt C. and Carrie C. Ellis, as of record in Deed Instrument No. 201410010090721 and Emeco Properties, LLC., as of record in Deed Instrument No. 201411190106467 , at said Register's Office, said iron rod also being the point of beginning;

Thence leaving the westerly right-of-way line of Gallatin Pike with the northerly property line of Emeco Properties, LLC., North 82 deg 38 min 07 sec West, 149.84 feet to an existing railroad spike;

Thence North 16 deg 46 min 46 sec West, 41.88 feet to an existing iron rod on the southerly property line of 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 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 the point of beginning, containing 6,201 square feet (0.14 acres more or less).

Being the same property conveyed to Truitt C. and Carrie C. Ellis, as of record as Instrument No. 201410010090721, at said Register's Office;

**EXHIBIT "C"**
**Legal Description of Combined Parcels**

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 of record as Instrument No. 20170511-0047058 and Instrument No. 20170511-0047059, at said Register's Office.