BILL GARRETT, Davidson County
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20170523-0051170

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
205 LEE ASSOCIATES, LLC 335 Main Street Hackensack, NJ 07601	SAME	163-00-0-136.00

WHEREAS, by instrument of record in Instrument Number 20011129-0130346, Register's Office for Davidson County, Tennessee, **JOHN W. BEGLEY, an unmarried man** (the "Grantor"), is the record owner of certain real property in Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County as Map and Parcel 163-00-0-136.00 (the "Property"); and

WHEREAS, by Warranty Deed from Grantor, recorded simultaneously herewith, **205 LEE ASSOCIATES, LLC,** a New Jersey limited liability company ("Grantee") has purchased the Property from Grantor (the "Deed"); and

WHEREAS, a new metes and bounds legal description was prepared by William E. Crenshaw of Crenshaw Land Surveying, on that survey entitled "Boundary Survey for Jerry Lombardo", dated March 21, 2017, which describes the Property being conveyed to Grantee; and

WHEREAS, Grantor is executing this instrument solely for the purpose of conveying without warranty to Grantee any interest Grantor may have in the Property based upon the new metes and bounds description attached hereto as Exhibit "A" and incorporated herein by reference;

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 Grantor's right, title, and interest in and to that certain land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

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 Grantor has executed this instrument as of the 12th day of May, 2017.

John W. Begley
JOHN W. BEGLEY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Seth A. Dearinger, a Notary Public, JOHN W. BEGLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2017.

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/8/21

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 12th day of May, 2017.

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Julie Dyess
NOTARY PUBLIC

My Commission Expires: 8/11/20

EXHIBIT "A"
Legal Description

Property located at 5525 Mt. View Road in Antioch, 32nd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 136 on Davidson County Property Map 163 and being more particularly described according to a survey by William E. Crenshaw, TN. R.L.S. #2395, d.b.a. Crenshaw Land Surveying, dated March 21, 2017 and known as Job No. 17021, as follows:

BEGINNING an existing iron pipe at the end of a fence in the northerly right-of-way of Mt. View Road. Said pipe being the Southeast corner of the herein-described tract and the Southwest corner of the Michael P. Wallace property of record in D.B. 20080401-0032506, R.O.D.C., TN. (Map 163 Parcel 133).

Thence, from said POINT OF BEGINNING, along the northerly right-of-way of Mt. View Road, 25 feet from the centerline, with a curve right having a radius of 1055.57', a chord of N 74°01'44" W – 242.64' and an arc length along said curve of 243.18' to an existing iron pipe at the end of a fence. Said pipe being the Southwest corner of the herein-described tract and the Southeast corner of the Patsy A. Hedgepath et al property of record in D.B. 8047, Pg. 495, R.O.D.C., TN. (Map 163 Parcel 137).

Thence leaving the right-of-way of Mt. View Road, with the easterly line of Hedgepath and an old fence, N 04°51'45" E – 385.01' to an existing iron pipe at an old wood corner post. Said pipe being the Northwest corner of the herein-described tract and a corner to the Michael P. Wallace property, aforementioned.

Thence, leaving the line of Hedgetapth, with the line of Wallace and an old fence and rock wall, S 80°40'19" E – 239.81' to an existing iron pin near the fence corner;

Thence continuing with Wallace and the old fence and rock wall, S 05°00'00" W – 413.09' to the POINT OF BEGINNING, containing 2.21 acres or 96,268 S.F.

Being the same property conveyed to John W. Begley by deed of record in Instrument Number 20011129-0130346, Register's Office for Davidson County, Tennessee.