STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 94
PARCEL(S) 171.00, 069.00, & 072.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 5th Day of June, 2017.

My Commission Expires: 7/2/18

Notary Public

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Ste. 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

MICHAEL D. SHMERLING PARTNERS, GP
618 Church Street, Ste. 200
Nashville, TN 37219

SEND TAX BILLS TO:

"NEW OWNERS"

Davidson County DEEDQC
Recvd: 06/05/17 15:08 2 pgs
Fees:12.00 Taxes:0.00
20170605-0056102

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **G.G. WAGGONER, JR., a married man**, hereinafter called the "**Grantors**", do hereby quitclaim and convey all of its rights, title and interest to hereinafter **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 19th Civil District, Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described according to a ALTA/NSPS Survey, by J. Alan Cummings, Tennessee Registered Land Surveyor, dated March 1, 2017, as follows:

BEGINNING at an iron rod (new) at the intersection of the southerly right-of-way (width varies) of Lebanon Pike and the easterly boundary line of Beasley Commercial Subdivision Section 2 recorded in Plat Book 7900, page 159 in the Register's Office for Davidson County, Tennessee, being the northeast corner of Lot 4 of said subdivision and the northwest corner of the herein described tract; Thence, with a curve in said right-of-way concave to the north and having a radius of 1181.70 feet, an arc distance of 308.41 feet through a central angle of 14 degrees 57 minutes 12 seconds (chord: North 89 degrees 22 minutes 28 seconds East 307.53 feet) to an iron rod (new) at the point of tangency; Thence, with said right-of-way, North 82 degrees 18 minutes 58 seconds East 34.68 feet to a railroad spike (old); Thence with an offset in said right-of-way, South 05 degrees 46 minutes 18 seconds East 11.25 feet to an iron rod (old) at the northwest corner of the Victory Fellowship of TN, Inc. property recorded in Instrument Number 20000124-0007728 in said Register's Office; Thence, with the westerly boundary of said Victory Fellowship of TN, Inc., South 05 degrees 40 minutes 20 seconds East 300.01 feet to an iron rod (old); Thence, with the southerly boundary line of said Victory Fellowship of TN, Inc., North 81 degrees 58 minutes 09 seconds East 140.87 feet to an iron rod (old) in the westerly boundary line of the Lebanon Pike Partners property recorded in Instrument Number 20150603-0051728 in said Register's Office; Thence, with said boundary line, South 05 degrees 37 minutes 17 seconds East 85.31 feet to an iron rod (old) at the northwest corner of the W. W. Rowland Investment Company, Inc. property; Thence, with said W. W. Rowland Investment Company, Inc. westerly boundary line, South 18 degrees 23 minutes 17 seconds West 340.98 feet to an iron rod (new); Thence, with said W. W. Rowland Investment Company, Inc. southerly boundary line, South 80 degrees 23 minutes 41 seconds East 392.89 feet to an iron rod (new) in the westerly boundary line of the W. W. Rowland Investment Company, Inc. property of record in Instrument Number 20111229-0101567 in said Register's Office; Thence, with said boundary line, South 14 degrees 18 minutes 57 seconds West 161.75 feet to an iron rod (new) in the northerly boundary line of the Nashville Historical Cemetery Association, Inc. property recorded in Book 9162, page 464 in said Register's Office; Thence, with said boundary line, as follows: North 89 degrees 33 minutes 33 seconds West 171.04 feet to an iron rod (new), North 86 degrees 07 minutes 35 seconds West 100.90 feet to an iron rod (new), South 75 degrees 01 minutes 30 seconds West 121.35 feet to an iron rod (new), North 85 degrees 09 minutes 25 seconds West 91.10 feet to an iron rod (new),

- CONTINUED -

North 51 degrees 05 minutes 14 seconds West 190.42 feet to an iron rod (new), North 26 degrees 30 minutes 59 seconds West 208.26 feet to an iron rod (new), North 87 degrees 45 minutes 33 seconds West 19.80 feet to an iron rod (new) North 40 degrees 35 minutes 34 seconds West 58.00 feet to an iron rod (new), South 80 degrees 24 minutes 26 seconds West 22.00 feet to an iron rod (new), North 62 degrees 19 minutes 18 seconds West 74.47 feet to an iron rod (new) at the southeast corner of Lot 3 in said Beasley Commercial Subdivision; Thence, with the easterly boundary of said subdivision, North 10 degrees 56 minutes 33 seconds East, passing a witness iron rod at 15.68 feet, a total of 556.76 feet to the BEGINNING containing 10.37 acres or 451719 square feet, more or less.

BEING all the same property conveyed to G.G. WAGGONER, JR., A MARRIED MAN, from VICTORY FELLOWSHIP OF TENNESSEE, INC., A TENNESSEE NONPROFIT CORPORATION, by Special Warranty Deed of record in Instrument No. 20151228-0130225, and by Quitclaim Deed of record in Instrument No. 20151228-0130220, said Register's Office.

This is property located in Davidson County, Tennessee and known as: **1301, 1307, & 1309 LEBANON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37210.**

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 5th Day of June, 2017.

G.G. WAGGONER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **G.G. WAGGONER, JR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 5th day of June, 2017.

My Commission Expires: 7/2/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

DEE FLYNN KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public