THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
MSB 2017 Trust	Same	Map 158
SunTrust Delaware Trust Company		Parcel 96
1011 Centre Road		
Wilmington, Delaware 19805		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martin S. Brown,** an unmarried man (hereinafter the "**Grantor**"), does hereby quitclaim and convey unto SunTrust Delaware Trust Company as Trustee of the **MSB 2017 Trust** (hereinafter the "**Grantee**"), its successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

This is improved property known as 6231 Hillsboro Pike, Nashville, Davidson County, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including current zoning laws and restrictions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 16th day of June, 2017.

[Signatures appear on next page]

BILL GARRETT, Davidson County
Trans:T20170052879 DEEDQC
Recvd: 06/20/17 15:46 3 pgs
Fees:17.00 Taxes:0.00
20170620-0062128

GRANTOR

Martin S. Brown

Martin S. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Martin S. Brown, the within named bargarinor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of June, 2017.

Teresa Langsdon
NOTARY PUBLIC

My Commission Expires:
July 6, 2020

TERESA LANGSDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Fred Rumbell
AFFIANT

Subscribed and sworn to before me this
20th day of June, 2017.

Angela Edwards
Notary Public

ANGELA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

My Commission Expires:
May 3, 2021

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land lying in Davidson County, Tennessee, also being a part of original Parcel 96 on Map 158 in the Office of the Tax Assessor for Nashville, Davidson County, Tennessee and being more particularly described as follows;

Commencing at a point on the westerly right-o-way line of Hillsboro Pike at a corner common with the North East corner of Martin S. Brown, or as record in Book 5902, Page 274, at said Register's Office, and the South East corner of Martin S. Brown, as of record in Book 5462, Page 994, at said Register's Office;

Thence leaving the westerly right-of-way line of Hillsboro Pike with a line between the two above referenced parcels, North 82 deg 36 min 33 sec West, 769.00 feet to a point;

Thence North 03 deg 55 min 27 sec East, 1114.00 feet to a point at a corner common with Martin S. Brown, Parcel 109 Map 158, as of record in Book 5825, Page 807, at said Register's Office, being the point of beginning;

Thence North 17 deg 55 min 27 sec East, 475.04 feet to a point;

Thence South 82 deg 37 min 51 sec East, 198.22 to a point;

Thence South 03 deg 37 min 40 sec East, 413.75 feet to a point;

Thence South 08 deg 04 min 20 sec West, 297.93 feet to a point;

Thence North 82 deg 37 min 51 sec West, 346.23 feet to a point;

Thence North 03 deg 55 min 27 sec East, 237.49 feet to the point of beginning, containing 217,800 square feet (5.00 acres more or less).

Being part of the same property conveyed to Martin S. Brown, as of record in Book 5462, Page 994, at said Register's Office.