① Bot 36

BILL GARRETT, Davidson County
Trans:T20170053224 DEEDQC
Recvd: 06/21/17 13:49 5 pgs
Fees:27.00 Taxes:0.00
20170621-0062570

QUITCLAIM DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF JUNE, 2017.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30606SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bright Pointe Partners, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	164-106 164-108 164-109 164-212

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership **("Grantor")**, by these presents, quitclaims, grants and conveys unto Bright Pointe Partners, LLC, a Tennessee Limited Liability Company **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED.

FOR INFORMATION PURPOSES ONLY

Property Address: Proposed Bright Pointe Subdivision, Davidson County, Tennessee.

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 caused its name to be signed hereto by its duly authorized officer on this the 19th day of June, 2017.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on June 19, 2017.

NOTARY PUBLIC

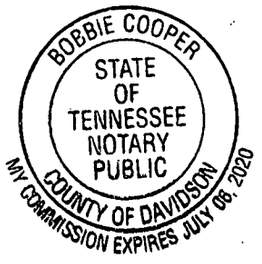


Exhibit "A"

TRACT 1 (M/P 164-106):

Land situated in the 2nd Civil District of Davidson County, Tennessee, and being further described as follows, to wit:

Land known as the John W. Painter property and being further described according to survey of Perry A. Chapdelaine dated January 5, 1972, as follows:

Beginning at the stake at the Northwestern corner of the property; thence 172.2 feet South 60 degrees 50' East along Pin Hook Road to a stake; thence 488.2 feet South 5 degrees 50' West to a stake; thence, 983.3 feet North 87 degrees 00' West to a stake at the Estes Fence line, Western boundary of Painter property; thence along the fence line 172.2 feet North 6 degrees 15' East; thence South 87 degrees 00' East 920.5 feet to a stake; thence, 545.8 feet North 2 degrees 45' West to the Northwestern corner of Painter property, to the point of beginning.

This is the same legal as used in the previous deed of record.

TRACT 2 (M/P 164-212):

Land in the 29th Councilmanic Civil District of Nashville, Davidson County, Tennessee located on the southerly margin of Pin Hook Road 112.46' feet West of Pin Oak Drive and being bounded on the North by Pin Hook Road and Painter on the East and South by Meadow Woods Subdivision, Phase 1 and on the West by Metropolitan Government land and being described according to a survey by Campbell McCrae and Associates Surveying, Inc. (John Hood, TN RLS #1636; dated 12/1/99 more particularly as follows:

Beginning at a concrete monument (old) on the Southerly margin of Pin Hook Road, said monument being located N 69 degrees 47' 52" W 112.45' feet from the R.O.W. return of Pin Oak Drive and being further described as the northwest corner of Lot 1 of 2nd Revision to the final plat of Meadow Woods Phase 1 (Book 9700, page 570, R.O.D.C., TN); thence with boundary of said 2nd Revision to the final plat of Meadow Woods Phase 1 the following 4 calls:

S 02 degrees 44' 46" W 138.89' feet to an iron rod (old); thence
N 82 degrees 18' 49" W 69.36' feet to an iron rod (new); thence
S 01 degrees 15' 49" W 493.07' feet to an iron rod (old); thence
N 80 degrees 53' 22" W 1138.97' feet to an iron rod (old) in a fence in the easterly line of the Metropolitan Government of Nashville and Davidson County land (Book 9699, page 469 R.O.D.C., TN); thence with said Metropolitan Government of Nashville and Davidson County land said fence N 09 degrees 26' 19" E 172.20' feet to an iron rod (new) a corner to the Jean Painter and Judy Painter-Rose land (Book 10873, page 493, R.O.D.C., TN); thence leaving said Metropolitan Government of Nashville and Davidson County land and said fence with said Painter S 80 degrees 53' 22" E 983.30' feet to an iron rod (new); thence N 11 degrees 49' 59" E 481.72' feet to an iron rod (new) on the southerly margin of said Pin Hook Road; thence with said southerly margin S 68 degrees 53' 37" E 121.07' feet to the point of beginning containing, 5.64 acres.

TRACT 3 (M/P 164-00-0-107):

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

Beginning at an iron rod set in the southerly right-of-way line of Pin Hook Road, at a corner common with the property of Gary and Gayle A. Duvan, as of record in Instrument No. 20030612-0081345, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 624,584.86; Easting: 1,793,498.00; on the State Plane Coordinate System NAD-83 (1990);

Thence with the southerly right-of-way line of Pin Hook Road, South 68 deg 01 min 16 sec East, 185.00 feet to an iron rod set, at a corner common with Bright Pointe, LLC, as

of record in Instrument No. 20051024-0128058, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Pin Hook Road, with the westerly property line of Bright Pointe, LLC, South 02 deg 20 min 36 sec West, 196.45 feet to an iron rod set, at a corner common with the property of Gary & Gayle A. Duvan;

Thence with the northerly property line of Gary & Gayle A. Duvan, North 88 deg 07 min 02 sec West, 185.00 feet to an iron rod set;

Thence with the easterly property line of Gary & Gayle A. Duvan, North 04 deg 42 min 37 sec East, 260.33 feet to the point of beginning.

TRACT 4 (M/P 164-00-0-108):

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

Beginning at an iron rod set in the southerly right-of-way line of Pin Hook Road, at a corner common with the property of Gary R. Duvan, as of record in Instrument Number 20000823-0083380, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 624,824.16; Easting: 1,793,400.63, on the State Plane Coordinate System NAD-82 (1990);

Thence with a southerly right-of-way line of Pin Hook Road, South 68 deg 01 min 16 sec East, 105.00 Feet to an iron rod set, at a corner common with the property of Gary & Gayle A. Duvan, as of record in Instrument No. 20030612-0081351, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Pin Hook Road, with the westerly property line of Gary & Gayle A. Duvan, South 04 deg 42 min 37 sec West, 260.33 feet to an iron rod set;

Thence with the southerly property line of Gary & Gayle A. Duvan, South 88 deg 07 min 02 sec East, 185.00 feet to an iron rod set, in the westerly property line of Bright Pointe, LLC, as of record in Instrument No. 20051024-0128058, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Bright Pointe, LLC, South 02 deg 20 min 36 sec West, 144.40 feet to a nail with washer on top of post;

Thence with the northerly property line of Bright Pointe, LLC, North 81 deg 00 min 58 sec West, 917.63 feet to an iron rod set in the easterly property line of Metro Government Schools, as of record in Deed Book 9699, Page 468, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Metro Government Schools, North 09 deg 51 min 55 sec East, 144.40 feet to an existing iron rod, at a corner common with Gary R. Duvan;

Thence with the southerly property line of Gary R. Duvan, South 80 deg 22 min 36 sec East, 615.67 feet to an iron rod set;

Thence with the easterly property line of Gary R. Duvan, North 04 deg 12 min 48 sec East, 267.19 feet to the point of beginning.

TRACT 5 (M/P 163-00-0-109)

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

Beginning at an iron rod set in the southerly right-of way line for Pin Hook Road, at a corner common with Daniel Dibble, as of record in Deed Book 11292, Page 843, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at

Northing: 624,827.17; Easting 1,793,815.97: on the State Plane Coordinate System NAD-83 (1990);

Thence with the southerly right-of-way line of Pin Hook Road, with a curve to the right, along an arc length of 441.24, the central angle of which is 07 deg 57 min 00 sec, the radius of which is 3180.00 feet, the chord of which is South 71 deg 59 min 46 sec East. 440.89 feet to an iron rod set;

Thence South 68 deg 01 min 16 sec East, 178.32 feet to an iron rod set, at a corner common with Gary & Gayle A. Duvan, as of record in Instrument No. 20030612-0081345, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Pin Hook Road, with the westerly property line of Gary and Gayle A. Duvan, South 04 deg 12 min 48 sec West, 267.19 feet to an iron rod set;

Thence with the northerly property line of Gary & Gayle A. Duvan, North 80 deg 22 min 36 sec West, 615.67 feet to an existing iron rod, at a corner common with the property of Metro Government Schools, as of record in Deed Book 9699, Page 468, at the Register's Office for Davidson County, Tennessee, and with the property line of Daniel Dibble;

Thence with the easterly property line of Daniel Dibble, North 06 deg 32 min 00 sec East, 368.95 feet to the point of beginning.

The above legal description prepared according to a survey dated October 30, 2006, revised November 7, 2006, by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., 622 West Iris Dr., Nashville, TN 37204.

Being the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Deed from Bright Pointe, LLC, a Tennessee limited liability company of record in Instrument No. 20170417-0037034, Register's Office for Davidson County, Tennessee.