OWNER/RESPONSIBLE TAX PAYER:
WG Holdings TN, LLC
484 Norton Creek Road
Gatlinburg, TN 37738

THIS INSTRUMENT PREPARED BY:
K. Ray Pinkstaff, Attorney
8858 Cedar Springs Lane
PO Box 31408
Knoxville, TN 37930

BILL GARRETT, Davidson County
Trans:T20170072393 DEEDQC
Recvd: 08/21/17 15:05 6 pgs
Fees:32.00 Taxes:0.00
20170821-0085730

Tax I.D. No.:026-01-0-099.00

QUITCLAIM DEED

THIS INDENTURE, made this 10 day of August, 2017, between

Earl S. Worsham

of Sevier County, in the State of Tennessee, of the first part, and

WG Holdings TN, LLC

a limited liability company organized and existing under the laws of the State of Tennessee, located in Sevier County, Tennessee, of the second part.

WITNESSETH:

That the said First Party, for and in consideration of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and quit claimed and does hereby bargain, sell, remise, release and quit claim unto said Second Party certain real property described in Exhibit A and Exhibit B attached hereto, which Exhibit A and Exhibit B are incorporated herein by reference as fully as though copied herein.

Exhibit A is the same description of property as the previous deed of record, no boundary survey having been made at the time of this conveyance. Preparer makes no representation as to the accuracy of description without being provided a current survey.

Exhibit B is the same as the Permitted Encumbrances of the previous deed of record, no boundary survey having been made at the time of this conveyance. Preparer makes no representation as to the accuracy of description without being provided a current survey.

BEING the same property conveyed to Earl S. Worsham by Special Warranty Deed dated July 16, 2013, from 112 Long Hollow Investments, LLC, a Tennessee limited liability company, and recorded as Instrument No. 20130717-0073792 in the Register's Office of Davidson County, Tennessee.

and all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, masculine or feminine gender, as the case may demand.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION WHATSOEVER AS TO THE STATUS OF TITLE. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand the day and year first above written.

Earl S. Worsham

STATE OF Tennessee)
)
COUNTY OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Earl S. Worsham**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at this office this 10 day of August, 2017.

STEPHANIE T. WHITE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My Commission Expires: 08/04/19

I hereby swear or affirm that the true value of this transfer is $ - 0 -.

Affiant

Sworn to and subscribed before me this 10 day of August, 2017.

STEPHANIE T. WHITE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My Commission Expires: 08/04/19

EXHIBIT A

DESCRIPTION OF PROPERTY

A PARCEL OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE, BEING LOT 1 ON THE PLAT OF "THE BANK OF GOODLETSVILLE SUBDIVISION" OF RECORD IN BOOK 6250, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE AND BEING DESIGNATED AS PARCEL 99 ON DAVIDSON COUNTY PROPERTY MAP 26-1, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED RSA (RAGAN SMITH ASSOCIATES) IN THE SOUTHERLY RIGHT-OF-WAY MARGIN OF EAST CEDAR SWEET (40-FOOT RIGHT-OF-WAY) THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHWESTERLY CORNER OF THE BOBBIE SUE WRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20061019- 0129585 (WHICH IS THE SAME LEGAL DESCRIPTION AS BOOK 11129, PAGE 584), R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID WRIGHT PROPERTY, SOUTH 20 DEGREES 28 MINUTES 16 SECONDS EAST, 181.19 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHEASTERLY CORNER OF THE ROBERT W. BUCK ET UX PROPERTY OF RECORD IN DEED BOOK 8252, PAGE 719, R.O.D.C., TENNESSEE; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 75 DEGREES 11 MINUTES 19 SECONDS WEST, 54.17 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 20 DEGREES 00 MINUTES 20 SECONDS EAST, 185.97 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF LONG HOLLOW PIKE (RIGHT-OF-WAY VARIES); THENCE,

WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID LONG HOLLOW PIKE, SOUTH 77 DEGREES 36 MINUTES 40 SECONDS WEST, 14.20 FEET TO AN IRON ROD (OLD) ½" DIAMETER; THENCE,

SOUTH 81 DEGREES 01 MINUTES 35 SECONDS WEST, 158.51 FEET TO AN P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

SOUTH 84 DEGREES 13 MINUTES 19 SECONDS WEST, 148.17 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

SOUTH 86 DEGREES 11 MINUTES 16 SECONDS WEST, 38.05 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

SOUTH 88 DEGREES 01 MINUTES 49 SECONDS WEST, 42.01 FEET TO A P K NAIL (OLD), THE SOUTHEASTERLY CORNER OF THE JAMES S. KARP & SON, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20031114-0166932, R.O.D.C., TENNESSEE; THENCE,

WITH SAID KARP PROPERTY, NORTH 06 DEGREES 37 MINUTES 59 SECONDS WEST, 58.25 FEET TO A P.K. NAIL (OLD); THENCE,

WITH A 175.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 88.29 FEET, AN INTERIOR ANGLE OF 28 DEGREES 54 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 00 MINUTES 17 SECONDS WEST, 87.35 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE,

NORTH 35 DEGREES 28 MINUTES 03 SECONDS WEST, 7.20 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 41 DEGREES 06 MINUTES 34 SECONDS WEST, 10.57 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 41 DEGREES 02 MINUTES 55 SECONDS WEST, 10.65 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 47 DEGREES 31 MINUTES 13 SECONDS WEST, 4.21 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 46 DEGREES 14 MINUTES 47 SECONDS WEST, 24.86 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 46 DEGREES 47 MINUTES 59 SECONDS WEST, 24.70 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE,

NORTH 46 DEGREES 18 MINUTES 11 SECONDS WEST, 22.40 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE,

NORTH 19 DEGREES 42 MINUTES 18 SECONDS WEST, 46.71 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY IN THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST CEDAR STREET; THENCE,

IN AN EASTERLY AND NORTHEASTERLY DIRECTION WITH A 98.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 18.66 FEET, AN INTERIOR ANGLE OF 10 DEGREES 54 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 14 MINUTES 12 SECONDS EAST, 18.63 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

WITH A 93.29-FOOT NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.52 FEET, AN INTERIOR ANGLE OF 29 DEGREES 11 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 15 MINUTES 21 SECONDS EAST, 47.01 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

NORTH 72 DEGREES 50 MINUTES 51 SECONDS EAST, 198.93 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

NORTH 73 DEGREES 25 MINUTES 38 SECONDS EAST, 210.82 FEET TO THE POINT OF BEGINNING.

The above described description was prepared by Kevin L. Birdwell (RLS NO. 1797), Ragan Smith Associates, Inc. and is the same description appearing on the ALTA/ACSM Survey, dated December 21, 2011, last revised February 14, 2012 (Project No. 05-052).

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2013 and subsequent years, which Grantee assumes and agrees to pay.

2. Subject to matters shown on the plan of The Bank of Goodlettsville Subdivision of record in Plat Book 6250, Page 773, Register's Office of Davidson County, Tennessee.

3. Sewer Easement from Mary D. Moore to the Bank of Goodlettsville of record in Book 6719, Page 410 in the aforesaid Register's Office.

4. Subject to all matters shown on the plat of the Mainstreet Commercial Subdivision of record in Instrument No. 20020613-0072156 in the aforesaid Register's Office.

5. Right-of-way easement to Nashville Gas Company and Piedmont Natural Gas Company of record in Book 8348, Page 666, in the aforesaid Register's Office, amended by that certain First Amendment to Right of Way Easement dated February 20, 2012, of record in Instrument No. 20120222-0015109 in the aforesaid Register's Office.

6. Reciprocal Easement Agreement of record in Instrument No. 20020614-0072602 in the aforesaid Register's Office.

7. Public utility easements retained by the City of Goodlettsville within the bounds of abandoned Two Mile Pike.

8. The rights of Regions Bank, as tenant only, pursuant to the terms of an unrecorded lease agreement.

9. The rights of Dollar General, as tenant only, pursuant to the terms of an unrecorded lease agreement.

10. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters shown on the ALTA/ACSM survey prepared by Christopher J. Mabry, RLS No. 2483, Ragan Smith Associates, Inc., dated April 5, 2013, last revised July 10, 2012 (Job No. 05-052):

    (a) Planter crosses property line at southeast corner of property;
    (b) Asphalt parking lot crosses property line at east side of property; and
    (c) All utilities not located in recorded easements.