BILL GARRETT, Davidson County
Trans:T20170073440 DEEDQC
Recvd: 08/23/17 14:46 5 pgs
Fees:27.00 Taxes:0.00
20170823-0086728

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRJR)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Ewing's Creek, LLC 2435 Hidden River Lane Franklin, TN 37069-6933	New Owner	Map 59 Parcels 063, 195, 223 and 224

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but to create two (2) separately identifiable parcels, MICHAEL J. NACARATO, JR., and EWING'S CREEK, LLC, a Tennessee limited liability company ("Grantors"), have bargained and sold, and hereby transfer and convey unto EWING'S CREEK, LLC, a Tennessee limited liability company, its successors in interest and assigns ("Grantee") all of Grantors' right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 21st day of August, 2017.

NOTARY PUBLIC

JAN MINCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-6-17

IN WITNESS WHEREOF, Grantors have either executed or caused this Quitclaim Deed to be executed on this the 31st day of August, 2017.

GRANTORS:

MICHAEL J. NACARATO, JR.

EWING'S CREEK, LLC

BY:
Name: Michael J. Nacarato, Jr.
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Lynn Brown, a Notary Public in and for said State and County, the within named MICHAEL J. NACARATO, JR., 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 AND OFFICIAL SEAL at Lavergne Tennessee, this 17 day of August, 2017

NOTARY PUBLIC

LYNN BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES:
8-18-18

STATE OF TN
COUNTY OF Rutherford

PERSONALLY APPEARED BEFORE ME, Lynn Brown, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of EWING'S CREEK, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 17th day of August, 2017.

NOTARY PUBLIC

LYNN BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES:
8-18-18

EXHIBIT "A"

UPS PARCEL

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of lands conveyed by Quitclaim Deed to Ewing's Creek, LLC, of record in Instrument Number 20080904-0090676, in the Register's Office for Davidson County (R.O.D.C., TN) and lands conveyed by Quitclaim Deed to Michael J. Nacarato, Jr., of record in Instrument Number 20120702-0058064, R.O.D.C.,TN and is more particularly described as follows:

Commencing at an iron rod set with a Dale and Associates cap, found along the southwesterly margin of Whites Creek Pike, said rod being 5 feet from the northern most corner of Lot 1 of the Hahn Commercial Subdivision, of record in Plat Book 5305, Page 654, R.O.D.C.,TN;
thence with said margin along a curve to the left with an arc length of 331.37 feet, having a radius of 3,827.16 feet, a chord bearing of North 39 degrees, 23 minutes, 50 seconds West, and a chord length of 331.27 feet to a point;
thence continuing along said margin, North 41 degrees, 52 minutes, 40 seconds West, a distance of 940.14 feet to the point of beginning of the herein described land;
thence leaving said margin, South 67 degrees, 07 minutes, 12 seconds West, a distance of 1,520.25 feet to a point along the northerly line of Lot 51 of Ewing Valley Section 2, of record in Plat Book 4300, Page 184, R.O.D.C.,TN;
thence with said Ewing Valley for the following 6 calls, North 60 degrees, 51 minutes, 59 seconds West, a distance of 60.61 feet to a point;
thence North 17 degrees, 51 minutes, 59 seconds West, a distance of 90.00 feet to a point;
thence North 81 degrees, 52 minutes, 37 seconds West, a distance of 557.09 feet to a point;
thence North 68 degrees, 27 minutes, 18 seconds West, a distance of 71.89 feet to an uncapped 5/8" iron rod;
thence South 53 degrees, 40 minutes, 44 seconds West, a distance of 97.71 feet to a point;
thence North 84 degrees, 36 minutes, 59 seconds West, a distance of 155.00 feet to an iron rod set with a Dale and Associates cap;
thence leaving the subdivision line along a new partition, North 29 degrees, 58 minutes, 39 seconds East, a distance of 250.12 feet to an iron rod set with a Dale and Associates cap;
thence North 49 degrees, 59 minutes, 24 seconds East, a distance of 125.07 feet to an iron rod set with a Dale and Associates cap;
thence North 64 degrees, 29 minutes, 48 seconds East, a distance of 865.83 feet to an iron rod set with a Dale and Associates cap;
thence North 54 degrees, 26 minutes, 29 seconds East, a distance of 141.62 feet to an iron rod set with a Dale and Associates cap;
thence North 69 degrees, 00 minutes, 26 seconds East, a distance of 412.17 feet to an iron rod set with a Dale and Associates cap;
thence North 69 degrees, 53 minutes, 51 seconds East, a distance of 270.87 feet to an iron rod set with a Dale and Associates cap;
thence North 53 degrees, 19 minutes, 33 seconds East, a distance of 91.12 feet to an iron rod set with a Dale and Associates cap, said rod being along the westerly margin of Whites Creek Pike;
thence along said margin for the following 4 calls, South 36 degrees, 35 minutes, 40 seconds East, a distance of 178.94 feet to a point;

thence South 50 degrees, 38 minutes, 40 seconds East, a distance of 52.47 feet to a point;
thence with a non-tangential curve turning to the left with an arc length of 553.77 feet, having a radius of 2,894.79 feet, a chord bearing of South 37 degrees, 44 minutes, 54 seconds East, and a chord length of 552.93 feet to a point;
thence South 41 degrees, 52 minutes, 40 seconds East, a distance of 25.70 feet to the point of beginning having an area of 1,349,873.5 square feet or 30.99 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on July 17th 2017 and is based on survey work conducted by Dale and Associates in January of 2017.

REMAINING PROPERTY

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of lands conveyed by Quitclaim Deed to Ewing's Creek, LLC, of record in Instrument Number 20080904-0090676, in the Register's Office for Davidson County (R.O.D.C., TN) and lands conveyed by Quitclaim Deed to Michael J. Nacarato, Jr., of record in Instrument Number 20120702-0058064, R.O.D.C.,TN, including a Reserve Parcel of land that is currently all of Parcel 195 and is more particularly described as follows:

Beginning at an iron rod set with a Dale and Associates cap found along the southwesterly margin of Whites Creek Pike, said rod being 5 feet from the northern most corner of Lot 1 of the Hahn Commercial Subdivision, of record in Plat Book 5305, Page 654, R.O.D.C.,TN;
thence leaving said margin and with the subdivision, South 53 degrees, 49 minutes, 27 seconds West, a distance of 352.16 feet to a point;
thence along the Lot line, South 36 degrees, 09 minutes, 56 seconds East, a distance of 230.02 feet to a capped iron rod as set by TNRLS 213;
thence along the northerly margin of Rowan Drive, South 52 degrees, 20 minutes, 52 seconds West, a distance of 13.50 feet to a point;
thence leaving said margin and with the line of Section 4 Haynes Manor, of record in Plat Book 4175, Page 90, North 84 degrees, 01 minutes, 59 seconds West, a distance of 236.64 feet to a ½" iron rod;
thence North 84 degrees, 00 minutes, 10 seconds West, a distance of 572.95 feet to a point;
thence with Section 3 of Haynes Manor, of record in Plat Book 4175, Page 11, North 84 degrees, 03 minutes, 33 seconds West, a distance of 772.37 feet to a point;
thence with Section 1 or Royal Garden Estates, of record in Plat Book 4300, Page 167, R.O.D.C. North 84 degrees, 21 minutes, 43 seconds West, a distance of 387.51 feet to a point;
thence North 84 degrees, 12 minutes, 05 seconds West, a distance of 154.80 feet to an uncapped ½" iron rod;
thence with Section 1 of Ewing Valley, of record in Plat Book 4300, Page 167, R.O.D.C.,TN, North 29 degrees, 11 minutes, 48 seconds East, a distance of 510.37 feet to an uncapped 5/8" iron rod;
thence North 60 degrees, 45 minutes, 10 seconds West, a distance of 143.73 feet to a ½" iron rod;
thence South 29 degrees, 18 minutes, 48 seconds West, a distance of 15.01 feet to a point;
thence North 60 degrees, 51 minutes, 59 seconds West, a distance of 94.39 feet to a point;

thence leaving said subdivision and along a new line, North 67 degrees, 07 minutes, 12 seconds East, a distance of 1520.25 feet to a point along the southwesterly margin of Whites Creek Pike;
thence along said margin, South 41 degrees, 52 minutes, 40 seconds East, a distance of 940.14 feet to a point;
thence with a curve turning to the right, with an arc length of 331.37 feet, having a radius of 3,827.16 feet, a chord bearing of South 39 degrees, 23 minutes, 50 seconds East, and a chord length of 331.27 feet to the point of beginning, having an area of 1,884,310.4 square feet or 43.26 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on August 14, 2017 and is based on survey work conducted by Dale and Associates in January of 2017.