THIS INSTRUMENT PREPARED BY:
BELL LAW SETTLEMENT SERVICES, LLC
3102 West End Avenue, Suite 400
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 964 **DEEDQC**
09/14/2017 03:11:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20170914-0094177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0

Affiant

Subscribed and sworn before me this 13 day of September, 2017.

Notary Public

My Commission Expires: 10-07-19

MEGHAN MCKENNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-07-2019

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map and Parcel:
HAS-East Nashville, LLC 749 Duncan Court Brentwood, TN 37027	New Owner Same	08202009300 08202003400 08202003300

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **HAS-East Nashville, LLC, a Tennessee Limited Liability Company**, ("Grantor"), do hereby quitclaim, transfer and convey unto , **HAS-East Nashville, LLC, a Tennessee Limited Liability Company,** ("Grantee"), all of its interest in the real property located in Davidson County, Tennessee, and more particularly described on Exhibit "A" hereto.

This property a located at: address: 1016, 1018, 1020 Whites Creek Pike, Nashville, TN.

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. This instrument was prepared by information provided by the parties and no title search was done. This is investment property and neither party's spouse has any marital interest to convey.

IN WITNESS WHEREOF, Grantor have executed this instrument on this 13th day of September, 2017

By: _____
Akbar Arab, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Akbar Arab, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Member of HAS-East, LLC, the within named bargainor, and he as such Authorized Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by himself as Authorized Member.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of September, 2017.

Notary Public Donna J. Perry-Flores
My Commission Expires: 08/20/2020

DONNA J. PERRY-FLORES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS QUITCLAIM DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PRPEARER DOES NOT WARRANT ANY INFORMATION CONTAINED.

EXHIBIT "A"

Tract III:

LAND in Davidson County, Tennessee, being all of Lot I on the Plan of the Whites Creek Pike Subdivision recorded as Instrument No. 20061020-0130397, being a resubdivision of Lot No. 5 on the Revised Plan of Section 2, Cleveland Street Commercial Plan, Plat Book 6900, Page 51 and Lots No. 31 & 32 on the Plan of J.R. Love and E.A. Hail Subdivision of a part of the Brown Tract of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract IV:

LAND in Davidson County, Tennessee, being Lot No. 33, on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract V:

LAND in Davidson County, Tennessee, being a part of Lot No. 34 AND 35, on the Plan of J.R. Love and E.A. Hail Subdivision of Part of Lot No. 4, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Beginning on the southwesterly margin of Whites Creek Turnpike at the comer of Lot Nos. 35 and 36; thence with the line between said two lots southwesterly 66 feet to a point in the eastern boundary line of the property conveyed to the State of Tennessee by deed from Essie Richardson, et al, of record in Book 3253, Page 363, said Register's Office; thence with said State of Tennessee's eastern boundary line South 1° 38' East 121 feet to a point in the line between Lot Nos. 33 and 34; thence with the line between said two lots northeasterly 135 feet to the southwesterly margin of Whites Creek Turnpike; thence with the same northwesterly 100 feet to the beginning.

Being the same properties Conveyed to HSA-East Nashville, LLC by Deed of record as Inst # 20170301-0020346, said Register's off.

1016 Whites Creek Pike, Nashville, Davidson County, Tennessee	08202009300
1018 Whites Creek Pike, Nashville, Davidson County, Tennessee	08202003400
1020 Whites Creek Pike, Nashville, Davidson County, Tennessee	08202003300

The purpose of this quitclaim is to Combine parcels.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2017 and subsequent years, a lien not yet due and payable.

2. Rights of tenants, as tenants only, under recorded or unrecorded leases.

3. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

4. Subject to all matters shown on the Plan of record in Plat Book 421, Page 130, Register's Office for Davidson County, Tennessee. (Tract I, II, IV, & V)

5. Subject to all matters shown on the Plan of record in Plat Instrument No. 20061020-0130397, Register's Office for Davidson County, Tennessee. (Tract III)

6. Easements of record in Book 10582, Page 520, in the Register's Office for Davidson County, Tennessee. (Tract III)

7. Restrictive Covenant for Security Residence of record in Instrument No. 20110414-0028935, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (Tract III)

8. Permanent and Perpetual Easement of record in Instrument No. 200208090096263, in the Register's Office for Davidson County, Tennessee. (Tract III)

9. Terms and Provisions of Lease Agreement by and between William M. Coats and National Advertising Company of record in Book 6903, Page 691, in the Register's Office for Davidson County, Tennessee. (Tract III)

10. Terms and Provisions of Lease Agreement by and between William M. Coats and National Advertising Company of record in Book 10562, Page 186, in the Register's Office for Davidson County, Tennessee. (Tract III)

11. Subject to unrecorded lease by and between William Mayes Coats and Clark Grave Vault Company, dated July 14, 1997. (Tract III)

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4121, Page 594 and in Book 4144, Page 969, in the Register's Office for Davidson County, Tennessee. (Tract IV)

13. Affidavit regarding right to trim and top trees on the property of record in Instrument No. 20010726-0079486, in the Register's Office for Davidson County, Tennessee. (Tract IV)

14. Subject to Agreement letter of record in Book 5490, Page 132, in the Register's Office for Davidson County, Tennessee.