Bill Garrett Davidson County
Batch# 5368 DEEDQC
09/27/2017 02:57:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170927-0099050

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

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Michael J. Nacarato, Jr. and C&M Leasing, LLC 2435 Hidden River Lane Franklin, TN 37069-6933	New Owners	Map 59 Parcels 063, 195, 223 and 224

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but to create a tenancy in common among the parties, EWING'S CREEK, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys unto MICHAEL J. NACARATO, JR., an undivided forty-one and 667/1,000 percent (41.667%) interest and C&M LEASING, LLC, a Florida limited liability company, an undivided twenty-five percent (25%) interest, as tenants in common with Grantor, their respective heirs, successors in interest and assigns ("Grantees") forty-one and 667/1,000 percent (41.667%) and twenty-five percent (25%) of Grantor's 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 26th day of September, 2017.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-6-17

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 17th day of September, 2017.

GRANTOR:

EWING'S CREEK, LLC

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Mingall, 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 September, 2017.

_____
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-6-17

EXHIBIT "A"

A Portion of Parcels 63, 223, 224 and 225 on Metro Nashville-Davidson County Property Map No. 59

Being a parcel of land situated in the Urban Services District, 2nd Councilmanic District, Nashville, Davidson County Tennessee, generally located on the west side of Whites Creek Pike, south of Briley Parkway, northwest of Knight Road, and south of Ewing Creek, said land being a portion of the property conveyed to Ewing's Creek, LLC, of record in Instrument No. 20170823-0086728 and in Instrument No. 20170823-0086729, R.O.D.C., being more particularly described as follows:

BEGINNING at a new iron rod on the westerly Right-of-Way margin of Whites Creek Pike, said iron rod being N 40°58' 52" W 1,271.00 feet from an old iron rod being the northeast corner of Lot 1 of Hahn Commercial Subdivision of record in Plat Book 5305, page 654, R.O.D.C.;

THENCE, leaving said Right-of-Way margin with a new severance line S 67°07' 12" W, 1,520.25 feet to a new iron rod on the easterly line of Lot 51, Ewing Valley Section Two, Plat Book 4300, Page 184, R.O.D.C.;

THENCE, continuing with Ewing Valley Section Two the following calls:

N 60°51' 59" W 60.61 feet to a new iron,

N 17°51' 59" W passing the northeast corner of Lot 52 at 90.00 feet, in all for a total distance of 102.19 feet;

THENCE, continuing with a severance line generally following a wire fence the following calls:

N 76°53' 33" W 187.28 feet,

N 86°52' 33" W 82.63 feet,

N 85°50' 23" W 72.55 feet,

S 73°14' 38" W 35.69 feet to the northernmost line of Lot 57, Ewing Valley Section Two,

THENCE, continuing with Ewing Valley Section Two the following calls:

N 81°52' 37" W 178.10 feet to a new iron,

N 68°27' 18" W 71.89 feet to a new iron,

S 53°40' 44" W 97.71 feet to a new iron,

N 84°36' 59" W 155.00 feet to an old iron rod with a Dale and Associates cap on the westerly Right-of-Way line of Crouch Drive having a fifty-foot wide Right of Way;

THENCE, leaving said Right-of-Way N 29°58' 39" E 250.12 feet to an old iron rod with a Dale and Associates cap,

N 49°59' 24" E 125.07 feet to an old iron rod with a Dale and Associates cap,

N 64°29' 48" E 865.83 feet to an old iron rod with a Dale and Associates cap,

N 54°26' 29" E 141.62 feet to an old iron rod with a Dale and Associates cap,

N 69°00' 26" E 412.17 feet to an old iron rod with a Dale and Associates cap,

N 69°53' 51" E 270.87 feet to an old iron rod with a Dale and Associates cap,

N 53°19' 33" E 91.12 feet to an old iron rod located on the westerly Right-of-Way of the aforementioned Whites Creek Pike;

THENCE, with the Right-of-Way of said Whites Creek Pike the following calls:

S 36°35' 40" E 178.94 feet to an old iron rod near an old concrete right of way monument,

S 50°38' 40" E 52.47 feet to a new iron rod near an old concrete right of way monument,

With a non-tangential curve to the left an arc length of 553.77 feet, having a central angle of 10°57' 38", a radius 2,894.79 feet, and a chord bearing and length of S 37°44' 54" E, 552.93 feet to an old iron rod,

S 41°52' 40" E 25.70 feet to the POINT OF BEGINNING.

Containing 1,342,832 Square Feet or 30.83 Acres, more or less.