... Garrett Davidson County
Batch# 15065 DEEDQC
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Fees: $23.00 Taxes: $51.06
20171018-0106885

This instrument prepared by
State of Tennessee
Department of Transportation
Region III - Legal Office
6601 Centennial Blvd.
Nashville, TN 37243

Federal Project No.: FTP-12(30)
State Project No. 19036-3216-14
Davidson County
Tract No. N/A
Excess Land Inventory No. 6284

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | REAL TAX RESPONSIBILITY: | MAP PARCEL: |
|---|---|---|
| 1305 Clinton St., Suite 100<br>Nashville, TN 37203 | Same | (nearest)<br>66/106; 67/1; or<br>67/141 |

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Thirteen Thousand, Eight Hundred and 00/100 Dollars ($13,800.00), cash in hand paid, the receipt of which is hereby acknowledged, the **STATE OF TENNESSEE**, acting by its **Commissioner of Transportation,** under the authority of Tennessee Code Annotated, Section 12-2-112(a)(8), hereby Quitclaims unto **RIVERPOINT, LLC** all its right, title and interest, in and to the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOCATED IN THE 1ST CIVIL DISTRICT, BEING PART OF THE RIGHT-OF-WAY OF RIVER TRACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF RIVER TRACE AND THE WEST RIGHT-OF-WAY OF HIGHWAY 12; THENCE ALONG THE NORTH RIGHT-OF-WAY OF RIVER TRACE, SOUTH 50 DEGREES 21 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 168.71 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF RIVER TRACE, NORTH 77 DEGREES 44 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 282.22 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING; THENCE WITH A NEW LINE THROUGH SAID RIGHT-OF-WAY OF RIVER TRACE THE FOLLOWING CALLS, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1758.67 FEET, A CHORD BEARING OF NORTH 75 DEGREES 37 MINUTES 05 SECONDS WEST, A CHORD DISTANCE OF 63.48 FEET, AND AN ARC DISTANCE OF 63.48 FEET; THENCE NORTH 76 DEGREES 39 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 118.56 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1190.57, A CHORD BEARING OF SOUTH 87 DEGREES 49 MINUTES 42 SECONDS WEST, A CHORD DISTANCE OF 636.84 FEET, AND AN ARC DISTANCE OF 644.69 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE RIVERPOINT, LLC PROPERTY AS RECORDED IN INSTRUMENT QC-00011103 0000058 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH SAID EXISTING NORTH RIGHT-OF-WAY OF RIVER TRACE AND WITH THE SOUTH BOUNDARY OF THE RIVERPOINT, LLC PROPERTY THE FOLLOWING CALLS, NORTH 17 DEGREES 41 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 170.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.57 FEET, A CHORD BEARING OF NORTH 78 DEGREES 39 MINUTES 19 SECONDS EAST, A

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CHORD DISTANCE OF 300.48 FEET, AND AN ARC LENGTH OF 301.09 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1460.57 FEET, A CHORD BEARING OF NORTH 88 DEGREES 17 MINUTES 25 SECONDS EAST, A CHORD DISTANCE OF 167.91 FEET, AND AN ARC LENGTH OF 168.00 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.57 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 32 MINUTES 12 SECONDS EAST, A CHORD DISTANCE OF 278.66 FEET, AND AN ARC LENGTH OF 279.15 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 13 DEGREES 20 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 78.56 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1816.17 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 37 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 66.04 FEET, AND AN ARC LENGTH OF 66.04 FEET; THENCE SOUTH 15 DEGREES 26 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND BEING HEREIN DESCRIBED CONTAINING 150,480 SQUARE FEET OR 3.454 ± ACRES.

PURSUANT TO T.C.A. 66-24-110(A), THERE IS NO RECORDED INSTRUMENT CONVEYING THE PROPERTY DESCRIBED HEREIN TO THE STATE OF TENNESSEE.

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantee, its successor and assigns, and shall run with the land in perpetuity. Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that the Grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of

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1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;

(5) that this conveyance is subject to any interest a utility may have in the placement and maintenance of existing utility facilities located on the property;

(6) No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

REFERENCE: The Legal Description contained herein was prepared by the Tennessee Department of Transportation, Region 3, 6601 Centennial Blvd., Nashville, TN 37243. All references are derived from official plans on file at the Tennessee Department of Transportation, 13th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

IN WITNESS WHEREOF, the **STATE OF TENNESSEE,** acting through its Commissioner of Transportation, has caused this instrument to be executed this the 22nd day of September, 2017.

**STATE OF TENNESSEE**

**BY:** _____
JOHN C. SCHROER
COMMISSIONER OF TRANSPORTATION

STATE OF Tennessee
COUNTY Davidson

Personally appeared before me, a Notary Public, in and for said County and State, JOHN C. SCHROER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Commissioner of Transportation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 22nd day of September, 2017.

Angela P. Martin
NOTARY PUBLIC

ANGELA P. MARTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:
1-6-2020

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STATE OF TENNESSEE
COUNTY OF Davidson

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under T. C. A. Section 67-4-409, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and SUBSCRIBED before me this 13th day of October, 2017.

Melissa Murrah
NOTARY PUBLIC

My Commission Expires:

09-07-21

MELISSA MURRAH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY