nTHIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 16818 **DEEDQC**
10/23/2017 01:06:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20171023-0108379

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
GRH Partnership 108 Harding Place, Suite 203 Nashville, TN 37205	Same as owner	130-01-0-197.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Eleanor B. Rodgers, Thomas J. Haile III, and Two Rivers Holdings, LLC**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **GRH Partnership, a Tennessee General Partnership**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

BEING part of lot 160 on the Plan of Bransford Realty Company's Belle Meade Golf Links, as of record in Book 421, pages 94 and 95, Register's Office of Davidson County, Tennessee, and being described according to a survey by Ralph W. C. Lambert, as follows:

Beginning at a point on the northeasterly margin of Harding Place, said point being 73 ' 10' West 60 feet from the southwesterly corner of the Nashville Humane Association Corp., property, of record in Book 2809, page 99, Register's Office of Davidson County, Tennessee; thence North 61' 10' East 7.0 feet to a point; thence South 73' 10' East 55.0 feet to a point; thence North 16' 10' East 166.2 feet to an iron pin; thence North 73° 10' West 65.0 feet to an iron pin; thence South 22" 50' West 302.0 feet to an iron pin in the north margin of Harding Place; thence along Harding Place East 40 feet to the point of beginning.

Being a part of the same property conveyed to Ben Griffith by Warranty Deed from E.L. Savely and wife, Martha Haney Savely, of record on February 8, 1963, at Book 3504, page 420, Davidson County Register of Deeds; and being further conveyed by Ben Griffith to Robert B. Rodgers, his heirs and assigns, as to an undivided thirty-four (34%) percent interest only, and to Thomas J. Haile, III, his heirs and assigns, as to an undivided fifteen (15%) percent interest only, of record on March 18, 1973, at Book 4708, page 632, said Register's Office (thus retaining to Ben Griffith a 51% interest in the otherwise conveyed property); and being further conveyed to Ben O. Griffith and James E. Maurer, Trustees of the Bernard Orson Griffith Short Term Trust, by Quitclaim Deed of record on June 16, 1982, at Book 5898, page 906, said Register's Office; and then further conveyed to Two Rivers Holdings, LLC, by Quitclaim Deed from Ben Griffith, of record on January 11, 2008, at Instrument No. 20080111-0003462, Davidson County Register of Deeds. However, this last noted Quitclaim Deed has the Grantee stated in error as Ben Griffith, and should have instead been executed by Ben O. Griffith and James E. Maurer, Trustees of the Bernard Orson Griffith Short Term Trust, in order to effectuate transfer of title to the Grantee stated therein, Two Rivers Holdings, LLC, as Ben Griffith's interest in the property had previously been conveyed by the Quitclaim noted above to Ben O. Griffith and James E. Maurer, Trustees of the Bernard Orson Griffith Short Term Trust. Ben O. Griffith, also known as Ben Griffith, is now

deceased. Therefore, James E. Maurer, as the sole surviving Trustee of the Ben Orson Griffith Short Term Trust (Ben O Griffith being now deceased), in order to correct this error and effectuate the intended transfer to Two Rivers Holdings, LLC of the interest held by the said Trustees, has executed the Quitclaim Deed now of record at Instrument No. 20171005-0102344, Davidson County Register of Deeds. See also Certification of Trust of record at Instrument No. 20171005-0102343, Davidson County Register of Deeds, recorded simultaneously with this last mentioned Quitclaim Deed. The 34% interest held by Robert B. Rodgers was conveyed after his death to Eleanor B. Rodgers by Executor's Quitclaim Deed of record at Book 9776, page 903, Davidson County Register of Deeds.

This is property commonly known as: 108 Harding Place, Nashville, TN 37205

Witness our hands, this 10 **day of** October **2017:**

Eleanor B. Rodgers
Eleanor B. Rodgers

Mark Harman POA
Thomas J. Haile, III by Mark Harman, attorney in fact

Charles B. Griffith, Class A Member
Charles B. Griffith, Class A Member of Two Rivers Holdings, LLC

Mary Abigail Griffith
Mary Abigail Griffith, Class A Member of Two Rivers Holdings, LLC

William L. Miles Trustee
William Miles, Trustee of The Ben O. Griffith December 2007 Family Trust, Class A Member of Two Rivers Holdings, LLC

ANN GRANVILLE HEATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eleanor B. Rodgers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of October, 2017:

Ann Granville Heaton
Notary Public

My Commission Expires: 11.03.20

STATE OF Tennessee)
COUNTY OF Davidson)

On this 10 day of October, 2017, before me personally appeared **Mark Harman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Thomas J. Haile**, and who acknowledged that such person executed the same as the free act and deed of **Thomas J. Haile**.

ANN GRANVILLE HEATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

Witness my hand and official seal, this 10 day of October, 2017:

Ann Granville Heaton
Notary Public

My Commission Expires: 11.03.20

STATE OF Tennesse)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charles B. Griffith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be a **Class A Member** of **Two Rivers Holdings, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Two River Holdings, LLC** for the purposes therein contained.

Witness my hand and official seal, this 10th day of October 2017:

Ann Granville Heath
Notary Public

My Commission Expires: 11.03.20

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mary Abigail Griffith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be a **Class A Member** of **Two Rivers Holdings, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Two River Holdings, LLC** for the purposes therein contained.

Witness my hand and official seal, this 10th day of October, 2017:

Notary Public

My Commission Expires: 3-3-2020

STATE OF Tennesse)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William Miles, Trustee of The Ben O. Griffith, December 2007 Family Trust**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged The Ben O. Griffith, December 2007 Family Trust to be a **Class A Member** of **Two Rivers Holdings, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of The Ben O. Griffith, December 2007 Family Trust, as a **Class A Member Two River Holdings, LLC,** for the purposes therein contained.

Witness my hand and official seal, this 12 day of October, 2017:

Ann Granville Heath
Notary Public

My Commission Expires: 11.03.20

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16 DAY OF October, 2017:

Notary Public

My Commission Expires: 01/06/2020

ALLISON FOREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY