QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 17658 DEEDQC
10/24/2017 04:08:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171024-0109168

File No.: AGL-17-3340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2017

Notary Public

MY COMMISSION EXPIRES: 5/16/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SANYA CARBO GASTON
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY:
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3340 PERIMETER HILL PARTNERS, LLC	NEW OWNER	
(NAME) **3201 TREVOR STREET, STE 200**	(NAME)	**13414004300**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICES WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION, A LABOR ORGANIZATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **3340 PERIMETER HILL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land in the 28th Council District, Nashville, Davidson County, Tennessee, being Lot 7 on the Plan of South Perimeter Hill Park, Section 2, of record in Book 5200, Page 365, Register's Office for said County, to which plans reference is here made, more particularly described as follows:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF PERIMETER HILL DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF THE FAMILY VIDEO EMPLOYEES, LLC AS OF RECORD IN INSTRUMENT NO. 201304230040377-R.O.D.C., TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF PERIMETER HILL DRIVE, SOUTH 83 DEGREES 19 MINUTES 40 SECONDS, 207.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE.WITH SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 55 MINUTES 32 SECONDS, A RADIUS OF 100.00', AN ARC LENGTH OF 52.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 21 MINUTES 54 SECONDS EAST, 51.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 55 MINUTES 53 SECONDS, A RADIUS OF 50.00 FEET, A LENGTH OF 26.12 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 22 MINUTES 04 SECONDS EAST, 25.82 FEET;

THENCE, CONTINUING WITH SAID SOUTHERLY MARGIN OF PERIMETER HILL DRIVE,

SOUTH B3 DEGREES 19 MINUTES 40 SECONDS EAST 50.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 55 MINUTES 53 SECONDS, ARADIUS OF 50.00 FEET, AN ARC LENGTH OF 26.12 FEET AND ACHORD BEARING AND DISTANCE OF NORTH B1 DEGREES 42 MINUTES 24 SECONDS EAST, 25.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE.WITH SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 55 MINUTES 32 SECONDS, A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 52.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH B1 DEGREES 42 MINUTES 13 SECONDS EAST, 51.64 FEET;

THENCE, SOUTH B3 DEGREES 19 MINUTES 40 SECONDS EAST 236.38 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE PAPER INDUSTRY UNION-MANAGEMENT PROPERTY AS OF RECORD IN DEED BOOK 10271, PAGE 719-R.O.D.C., TN. SOUTH 6 DEGREES 40 20 SECONDS WEST, 375.12 FEET;

THENCE, A COMMON LINE WITH THE JUAN L. & OCAMPO DOMINGO PROPERTY AS OF RECORD IN INSTRUMENT NO. 201404160031932-R.O.D.C, TN AND THE DARRELL S. DODSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 200902200014886-R.O.D.C., TN. NORTH 81 DEGREES 59 MINUTES 02 SECONDS WEST 432.80 FEET;

THENCE, WITH THE NORTHERLY MARGIN OF DEDICATED EXCESS RIGHT OF WAY, NORTH 06 DEGREES 39 MINUTES 24 SECONDS EAST 80.18 FEET;

THENCE, WITH THE NORTHERLY MARGIN OF EXCESS RIGHT OF WAY AND THE JANET & DAVID RACHEL PROPERTY AS OF RECORD IN DEED BOOK 9833, PAGE 645-R.O.D C, TN. AND THE NORTHERLY MARGIN OF THE NORTHERLY TERMINUS OF JOHNAKIN DRIVE AND THE DONNA J. WHEELER PROPERTY AS OF RECORD IN DEED BOOK 10680, PAGE 777-R.O.D.C., TN. NORTH 83 DEGREES 13 MINUTES 01 SECONDS WEST 210.83 FEET;

THENCE, A COMMON LINE WITH THE FAMILY VIDEO EMPLOYEES, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201304230040377-R.O.D.C., TN. NORTH 6 DEGREES 40 MINUTES 20 SECONDS EAST, 284.38 FEET TO THE POINT OF BEGINNING.

CONTAINING, 217,793 sq.ft. or 5.00 Acres, more or less.

Being the same property conveyed to United Paperworkers International Union by Warranty Deed from TVS, Inc., a Tennessee corporation, recorded on the 29th day of September, 1981 in Deed Book 5801, Page 61, in the Register's Office of Davidson County, Tennessee.

FURTHER BEING the same property conveyed to 3340 PERIMETER HILL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICES WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION, recorded on the ____ day of _____, _____in INSTRUMENT NO. *_____, in the Register's Office of Davidson County, Tennessee.

*20171024-0109167

unimproved ☐

This is improved ■ property, known as 3340 Perimeter Hill Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of October, 2017.

UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICES WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION

BY: JOHN PERQUIN
ITS: ASSISTANT TO THE INTERNATIONAL SECRETARY-TREASURER

STATE OF Pennsylvania
COUNTY OF Allegheny

On this the 20th DAY OF OCTOBER, 2017, before me personally appeared JOHN PERQUIN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the ASSISTANT TO THE INTERNATIONAL SECRETARY-TREASURER of **UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICES WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION**, the within named bargainor, a LABOR ORGANIZATION, and that he/she as such ASSISTANT TO THE INTERNATIONAL SECRETARY-TREASURER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th DAY OF OCTOBER, 2017.

Notary Public
My Commission Expires:

Commonwealth of Pennsylvania
Notarial Seal
CHRISTINE J PATBERG – Notary Public
CITY OF PITTSBURGH, ALLEGHENY COUNTY
My Commission Expires Feb 23, 2021