THIS INSTRUMENT PREPARED BY:

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Bill Garrett Davidson County
Batch# 23111 DEEDQC
11/07/2017 09:58:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20171107-0114388

Box 14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BMJ Hospitality LLC	Owner	107-03-0007.00
1112 Highway 76		107-03-0008.00
Clarksville, Tennessee 37043		107-03-0009.00

THE PURPOSE OF THIS QUITCLAIM DEED IS TO COMBINE THE BELOW THREE (3) PARCELS INTO ONE (1) SINGLE PARCEL.

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **BMJ Hospitality LLC**, hereinafter called the Grantor, by these presents do transfer, convey and quitclaim unto **BMJ Hospitality LLC**, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Highlands of record in Plat Book 2663, Page 127, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to BMJ Hospitality LLC by Warranty Deed from Mark A. Conger, Kathleen Conger Klaren and Christopher W. Conger of record in Instrument Number 20160503-0043429, Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of the Highlands of record in Plat Book 2663, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

LESS and except that portion conveyed to the Metropolitan Government of Nashville

and Davidson County, Tennessee, by deed of record in Book 8667, Page 272, said Register's Office.

BEING the same property conveyed to BMJ Hospitality LLC by Warranty Deed from Michael Green (also known as Michael D. Green) and wife, Rosemary Green (also known as Rose Mary Green), of record in Instrument No. 20160503-0043420, Register's Office for Davidson County, Tennessee.

TRACT III:

LAND in Davidson County, Tennessee, being the remainder (after Metro Taking of record in Book 8667, Page 275, RODC, TN.) of Lot 19 of the Plan of The Highlands of record in Plat Book 2663, Page 127, in the Register's Office for Davidson County, Tennessee, described to a survey by J. Bruce Rainey, Surveyor #823 dated June 3, 2004 and known as Job No. 040085 as follows:

BEGINNING at an existing iron pin at the intersection of the Northerly margin of Marriot Drive with the Westerly margin of Ermac Drive, said point of beginning being the Southernmost corner of this tract; thence leaving the margin of Marriot Drive and with the line of the Telco Research Corporation property of record in Book 9149, Page 934 R.O.D.C., TN N 44 degrees 14' 59" W 203.16' to an existing iron pin; thence N 07 degrees 6' 57" W 100.01' to an existing iron pin; thence leaving Telco property and with the line of Mary Meacham Fishburn property of record in Book 3570, page 65 R.O.D.C., TN S 79 degrees 01' 58" E 277.27' to an existing iron pin; thence with the Westerly margin of Ermac Drive and a curve to the right having a radius of 370.00' and a long chord of 83.51', said chord having a bearing of S 19 degrees 54' 31" W 64.16' distance along the curve of 83.69' to a point; thence S 26 degrees 24' 47" W 64.16' to a point; thence with a curve to the right having a radius of 325.00' and a long chord of 81.70', said chord having a bearing of S 46 degrees 53' 09" W a distance along the curve of 81.91' to the point of beginning, containing 0.87 acres more or less.

BEING the same property conveyed to BMJ Hospitality LLC by Warranty Deed from Michael Green (also known as Michael D. Green) and wife, Rosemary Green (also known as Rose Mary Green), of record in Instrument No. 20160503-0043420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The Grantor has previously owned all tracts separately. As part of the redevelopment of the properties, Grantor would like to combine the three separate tracts into a single tract.

[Signature Page to Follow]

IN WITNESS WHEREOF, this instrument has been executed this 06 day of November, 2017.

BMJ Hospitality LLC

By: M. I. C. D.

Title: Member

STATE OF TENNESSEE]
COUNTY OF Davidson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mukesh Shah with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of BMJ Hospitality LLC, a Tennessee limited liability corporation, the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Member.

WITNESS my hand, at office this 6th day of November, 2017.

NORA EL-CHAER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

N. El-C

Notary Public
My Commission Expires: May 03, 2021

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration for this transfer is $-0-.

M. I. C. D.

Affiant

Subscribed and sworn to before me this 6th day of November, 2017.

NORA EL-CHAER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

N. El-C

Notary Public
My Commission Expires: May 03, 2021