Bill Garrett Davidson County
Batch# 24143 DEEDQC
11/08/2017 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171108-0115152

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Eastern Peak Real Estate, LLC 301 Demonbreun Street, Unit 1805 Nashville, TN 37202	Same	11909006900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Eastern Peak LLC,** a Tennessee limited liability company (hereinafter, the "Grantor"), do hereby quitclaim and convey unto **Eastern Peak Real Estate, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

These are improved properties known as **536 Thompson Lane, Nashville, Davidson County, Tennessee 37211.**

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantors make no representations or warranties whatsoever with regard to the Property or the Grantors' interest therein.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 11 day of September, 2017.

EASTERN PEAK, LLC

By: _____
Apichai Charnpanichkarn

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Apichai Charnpanichkarn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the sole member of Eastern Peak, LLC, the within named bargainor, a Tennessee limited liability company, 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 limited liability company by himself as member.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11 day of September, 2017.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2018

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
AFFIANT

Subscribed and sworn to before me this 11 day of June, 2017.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2018

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

Property Description

BEGINNING at an iron pin on the northerly margin of Thompson Lane and the easterly margin of Nashville Railroad Company; thence, leaving said Thompson Lane, North 02°45'37" East, 136.29 feet to an iron pin in the southerly margin of an alley; thence, with said alley, South 85°07'16" East, 241.00 feet to an iron pin; thence, leaving said alley, South 05°03'39" West, 129.46 feet to an iron pin on the northerly margin of Thompson Lane; thence, with said Thompson Lane, North 86°15'01" West, 156.87 feet to an iron pin; thence, continuing along said margin, with a curve to the left (having a central angle of 03°02'30", a radius of 1,484.39 feet, a tangent of 39.41 feet, and a chord bearing and distance of North 87°46'16" West, 78.80 feet) a distance of 78.80 feet to the point of BEGINNING;

Containing 31,465.861 square feet or 0.722 acres, according to As-Built Survey of 532 + 534 Thompson Lane (Tax Map 119-9-0, Parcels 69 & 76), prepared by Volunteer Land Surveying Service, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated April 6, 2006 and bearing file no. 99018-2.

This is improved commercial property more commonly known as 536 Thompson Lane, Nashville, Davidson County, Tennessee 37211.

This being the same property conveyed to Eastern Peak LLC by Deed dated September 1, 2017 and recorded at Instrument No. 20170901-0090531.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019