Bill Garrett Davidson County
Batch# 30368 DEEDQC
11/27/2017 04:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171127-0120926

Prepared By:
Weiss & Weiss, Attorneys
1900 Church Street, Suite 301
Nashville, Tennessee 37203

17-05-003

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel Nos.:
SHM Holdings, LLC, a Tennessee limited liability company 618 Church Street, Suite 200 Nashville, TN 37219	New Owner	094-00-0-077.00 094-00-0-204.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **W.W. ROWLAND INVESTMENT CO., INC.,** a Texas corporation (being one and the same entity as, WW Rowland Investment Company, herein the "Grantor") does hereby quitclaim and convey unto **SHM HOLDINGS, LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 1415 Lebanon Pike (or Road) and 0 Lebanon Pike (or Road), Nashville, Davidson County, Tennessee 37210. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

WITNESS this the 17 Day of November, 2017.

GRANTOR:

W.W. ROWLAND INVESTMENT CO., INC.,
a Texas corporation
By: W.W. Rowland, President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, a Notary Public of the state and county mentioned, personally appeared W.W. Rowland, 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 President of W.W. ROWLAND INVESTMENT CO., INC., a Texas corporation, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the said corporation as said officer.

WITNESS my hand and seal, at office in Houston, Texas, this 17 day of November, 2017.

Kathleen Stuckey
Notary Public

KATHLEEN STUCKEY
Notary Public, State of Texas
Comm. Expires 10-28-2021
Notary ID 128090313

My Commission Expires: 10-28-2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $None

AFFIANT

Subscribed and sworn to before me, this 27th Day of November, 2017.

Notary Public

My Commission Expires:

7/2/18

STATE OF TENNESSEE NOTARY PUBLIC

201711270120926

EXHIBIT A
LEGAL DESCRIPTION

Land situated in the 19th Councilmanic District, of Nashville, Davidson County, Tennessee and being more particularly described according to a ALTA/NSPS Land Title Survey, by J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351, dated June 28, 2017, as follows:

Beginning at an iron rod (old), lying in the southerly margin of Lebanon Road (R.O.W. Varies), said pin lying 1210' more or less from the westerly margin of Spence Lane, also being the northeasterly corner of the herein described tract;
Thence, along the westerly line of David & Karen Watkins of record in Instrument 20041124-0140906, R.O.D.C. the next five (5) calls:
Thence, South 00°00'02" West, a distance of 154.36 feet to a 2" pipe;
Thence, South 00°51'11" West, a distance of 290.80 feet to an iron rod (old);
Thence, South 73°07'55" East, a distance of 56.66 feet to an iron rod (new);
Thence, South 04°27'13" West, a distance of 260.53 feet to an iron rod (new);
Thence, South 10°10'07" West, a distance of 214.00 feet to a point in the centerline of an unnamed creek;
Thence, along said creek the next nine (9) calls:
Thence, South 64°16'00" West, a distance of 67.26 feet to a point;
Thence, South 62°15'13" West, a distance of 28.60 feet to a point;
Thence, North 83°54'35" West, a distance of 43.83 feet to a point;
Thence, South 48°12'57" West, a distance of 24.80 feet to a point;
Thence, North 81°08'09" West, a distance of 44.40 feet to a point;
Thence, North 39°49'04" West, a distance of 28.78 feet to a point;
Thence, South 56°16'37" West, a distance of 44.40 feet to a point;
Thence, South 88°52'08" West, a distance of 28.87 feet to a point;
Thence, South 54°29'45" West, a distance of 62.96 feet to a point;
Thence, along the easterly and northerly lines of Michael Shmerling Partners, GP of record in Instrument 20170605-0056102, R.O.D.C. the next three (3) calls:
Thence, North 14°18'57" East, a distance of 161.50 feet to an iron rod (old);
Thence, North 80°23'41" West, a distance of 392.89 feet to an iron rod (old);
Thence, North 18°22'46" East, a distance of 341.23 feet to an iron rod (old);
Thence, along the southerly and easterly lines of Lebanon Pike Partners of record in Instrument 20150603-0051728, R.O.D.C. the next two (2) calls:
Thence, North 81°38'41" East, a distance of 373.53 feet to an iron rod (old);
Thence, North 07°17'17" East, a distance of 398.69 feet to an iron rod (new);
Thence, along said Lebanon Road North 81°21'38" East, a distance of 156.93 feet to the Point of Beginning.
Containing an area of 376,300 Square Feet or 8.64 Acres, more or less.

Being the same property conveyed to WW Rowland Investment Company, by Warranty Deed from Meljen, LLC a Tennessee limited liability company, of record in Instrument No. 20111229-0101567 and to W.W. Rowland Investment Co, Inc., a Texas corporation, by Special Warranty Deed from Victory Fellowship of Tennessee, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20150316-0022531, Register's Office for Davidson County, Tennessee. The said WW Rowland Investment Company and W.W. Rowland Investment Co, Inc., a Texas corporation being one and the same entity.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

