Bill Garrett Davidson County
Batch# 37303 DEEDQC
12/15/2017 10:26:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20171215-0127883

RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is $0.00 Gallatin Realty Partners Affiant Sworn to and subscribed before me this 6th day of Dec, 2017. Notary Public My Commission Expires: 9/10/2018 (SEAL) MARLA K RIGGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Gallatin Realty Partners 3 Peach Blossom Square Nashville, TN 37205	Kroger Limited Partnership I Attn: Real Estate Dept. 2620 Elm Hill Pike Nashville, TN 37214	Map 83-5 Parcels 199.00, 200.00 207.00, 208.00 and 443.00

This Indenture is made on the 6th day of December, 2017 by and between Gallatin Realty Partners, a Tennessee general partnership, hereinafter referred to as **GRANTOR**, and Gallatin Realty Partners, a Tennessee general partnership, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all its interest in certain real estate situated in the County of Davidson, State of Tennessee, and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 711 Gallatin Road, Nashville, Tennessee.

The purpose of this deed is to combine the separate parcels included herein into one (1) single tax parcel.

[the remainder of this page intentionally left blank; signature page(s) follow]

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 6th day of December 2017.

GRANTOR:

GALLATIN REALTY PARTNERS

By: Shade Murray Jr
Name: SHADE MURRAY JR
Title: PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Shade Murray Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of Gallatin Realty Partners, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 6th day of December, 2017.

Marla K Riggan
Notary Public

My Commission Expires: 9/10/2018

MARLA K RIGGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201712150127883

EXHIBIT A

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the Easterly right-of-way of Gallatin Road, said point being 70.00 feet North from the Northerly right-of-way of Eastland Avenue; thence with the Easterly right-of-way of Gallatin Road North 30° 00' East, 423.50 feet to a point; thence leaving said right-of-way South 59° 58' East, 170.00 feet to a point on the Westerly right-of-way of an alley; thence crossing said alley, South 60° 01' 24" East, 14.51 feet to a point; thence with the Easterly right-of-way of said alley, North 29° 58' 36" East, 86.04 feet to a point; thence leaving said alley, South 60° 00' 36" East, 170.26 feet to a point on the Westerly right-of-way of 12th Street; thence with said right-of-way, South 30° 04' 10" West, 172.32 feet to a point; thence South 30° 21' West, 54.87 feet to a point; thence continuing with said right-of-way being a curve to the left having a radius of 619.92 feet and in a general Southerly direction a distance of 132.00 feet to a point; thence continuing with said right-of-way South 18° 09' West, 140.45 feet to a point on the Northerly right-of-way of Eastland Avenue; thence with said right-of-way North 71° 51' West, 185.00 feet to a point; thence leaving said right-of-way North 20° 23' East, 31.00 feet to a point; thence North 61° 37' West, 210.00 feet to the point of beginning, and containing 4.03 acres in accordance with a survey of R. L. Spears & Co., dated May 19, 1978, last revised August 3, 1993.

Included within the foregoing, but Expressly Excluded therefrom is an alley dedication described as follows:

Beginning at a point on the Easterly right-of-way of Gallatin Road, said point being 31.50 feet South of the Northwesterly corner of the subject tract as measured along said right-of-way; thence leaving said right-of-way, South 59° 58' East, 146.91 feet to a point; thence North 73° 59' 12" East, 33.18 feet to a point on the Westerly right-of-way of an alley, said point being 7.61 feet South of a Northeasterly corner of subject tract as measured along said right-of-way; thence with said right-of-way, South 30° 21' West, 17.39 feet to a point; thence leaving said right-of-way, South 73° 59' 12" West, 25.70 feet to a point; thence North 59° 58' West, 152.00 feet to a point on the Easterly right-of-way of Gallatin Road; thence with said right-of-way, North 30° 00' East, 12.00 feet to the point of beginning, and containing 2,147 square feet or 0.049 acre in accordance with a survey of R. L. Spears & Co., dated May 19, 1978, last revised August 3, 1993.

Being part of the same property conveyed by Scrivener's Affidavit in Instrument No. 20140714-0061901; Quitclaim Deed from Gallatin Realty, Limited, formerly a Tennessee limited partnership to Gallatin Realty Partners, a Tennessee general partnership as recorded on the 26th day of March, 2012 in Instrument No. 20120326-0025422; Warranty Deed from Mrs. Gray Keeble Bolster to Gallatin Realty Limited, a Tennessee limited partnership as recorded on the 20th day of May, 1977 in Deed Book 5149, Page 827; Warranty Deed from Sydney F. Keeble, Jr. to Gallatin Realty Limited, a Tennessee limited partnership as recorded on the 20th day of May, 1977 in Deed Book 5149, Page 825; Warranty Deed from Will Polk Kirkman and Third National Bank, Co-Trustees under the will of Elizabeth Estes Kirkman to Gallatin Realty Limited, a partnership as recorded on the 20th day of May, 1977 in Deed Book 5149, Page 823; Warranty Deed from Kenneth D. Garner and C. E. Garner to Gallatin Realty Limited as recorded on the 5th day of May, 1977 in Deed Book 5144, Page 189; Warranty Deed from Kenneth D. Garner and wife, Peggy A. Garner to Gallatin Realty Limited as recorded on the 5th day of May, 1977 in Deed Book 5144, Page 191; Warranty Deed from William Claude Brown, Jr., an unmarried man to Gallatin Realty Limited as recorded on the 5th day of May, 1977 in Deed Book 5144, Page 193; Warranty Deed from John R. Chapman and wife, Delois M. Chapman to Gallatin Realty Limited as recorded on the 5th day of May, 1977 in Deed Book 5144, Page 195; Warranty Deed from Mrs. Geraldine Taylor, unmarried to Gallatin Realty Limited as recorded on the 6th day of May, 1977 in Deed Book 5144, Page 482; Warranty Deed from Lily J. Clemons, an unmarried woman to Gallatin Realty Limited as recorded on the 6th day of May, 1977 in Deed Book 5144, Page 643; Warranty Deed from Elizabeth Hunt Figgins and Sue Berg Figgins to Gallatin Realty Limited, a Tennessee Limited Partnership as recorded on the 15th day of May, 1980 in Deed Book 5602, Page 328; Warranty Deed from R. J. DeMarcus and wife, Christine Neese DeMarcus to Gallatin Realty Limited, a Tennessee Limited Partnership as recorded on the 15th day of May, 1980 in Deed Book 5602, Page 325 and Warranty Deed from Will Polk Kirkman and Third National Bank, Co-Trustees under the will of Elizabeth Estes Kirkman to Gallatin Realty Limited, a partnership as recorded on the 20th day of May, 1977 in Deed Book 5149, Page 823, in the Register's Office of Davidson County, Tennessee.

(as to B)
Land in Davidson County, Tennessee, being Lot No. 1 and part of Lot No. 2, on the Plan of Edgewood, E. T. Brown's Subdivision of The Branford Palce, as of record in Book 332, Page 73, Register's Office for Davidson County, Tennessee ("RODC"), described as follows:

Beginning at a point, the Southwest corner of Lot No. 2 and the Northwest corner of Lot No. 1; running thence Southwardly 70 feet to the intersection of the Gallatin Pike and Eastland Avenue; thence Eastwardly along the North margin of Eastland Avenue 220 feet to the Westerly margin of a 15-foot alley; thence Northwardly 31 feet with the West margin of said alley to a point; thence Westwardly 208 feet, more or less, to the point of beginning.

Being the same property conveyed by Scrivener's Affidavit in Instrument No. 20140714-0061899; Quitclaim Deed from Murray Partners, a Tennessee general partnership to Gallatin Realty Partners, a Tennessee general partnership as recorded on the 22nd day of March, 2012 in Instrument No. 20120322-0024360 and General Warranty Deed from Alan B. Gordon and Aldis B. Gordon to Murray Partners, a

Tennessee general partnership composed of Shade Murray, Jr. and Ann P. Murray as recorded on the 25th day of February, 2004 in Instrument No. 20040225-0021505, in the Register's Office of Davidson County, Tennessee.

Said property is also described as follows:

Parcels 199, 200, 207 and 208
Being a tract of land lying in Davidson County, Tennessee also known as Parcels 199, 200, 207 and 208, Tax Map 83-5, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of easterly right-of-way line of Gallatin Avenue and the Northerly right-of-way line of Eastland Avenue;

Thence leaving the northerly right-of-way line of Eastland Avenue with the easterly right-of-way line of Gallatin Avenue, North 19 deg 18 min 38 sec East, 449.95 feet to a pk nail set at the intersection of the southerly right-of-way line of Alley No. 274-A and the easterly right-of-way line of Gallatin Avenue;

Thence Leaving the easterly right-of-way line of Gallatin Avenue with the southerly right-of-way line of Alley No. 274-A, South 70 deg 51 min 50 sec East, 152.05 feet to a pk nail set;

Thence North 63 deg 03 min 18 sec East, 47.52 feet to a pk nail set on the easterly right-of-way line of Alley No. 995;

Thence with the easterly right-of-way line of Alley No. 995, North 19 deg 18 min 38 sec East, 94.53 feet to an iron rod set at a corner common with Roger Painter and wife Kelly R. Ray, as of record in Deed Instrument No. 200909280089819, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley No. 995 with the southerly property line of Roger Painter and wife Kelly R. Ray, South 70 deg 47 min 42 sec East, 170.00 feet to a pk nail set on the westerly right-of-way line of North Twelfth Street;

Thence with the westerly right-of-way line South 19 deg 18 min 38 sec West, 241.11 feet to an iron rod set;

Thence along a curve to the left with an arc length of 129.26 feet, the radius of which is 602.96 feet, the central angle of which is 12 deg 16 min 58 sec, the chord of which is South 13 deg 10 min 09 sec West, 129.01 feet to an iron rod set;

Thence South 07 deg 01 min 40 sec West, 129.98 feet to a pk nail set at the intersection of the northerly right-of-way line of Eastland Avenue and the westerly right-of-way line of North Twelfth Street;

Thence leaving the westerly right-of-way line of North Twelfth Street with the northerly right-of-way line of Eastland Avenue North 82 deg 32 min 38 sec West, 405.00 feet to the point of beginning, containing 173,373 square feet (3.98 acres more or less).
Being part of the same property conveyed in Deed Instrument No. 201203260025422 and Deed Instrument No. 201203220024360, at said Register's Office.

Parcel 443
Being a tract of land lying in Davidson County, Tennessee, also known as Parcel 443, Tax Map 83-5, and being more particularly described as follows;

Beginning at a pk nail set on the easterly right-of-way line of Gallatin Avenue and the northerly right-of-way line of Alley No. 274-A;

Thence Leaving the northerly right-of-way line of Alley No. 274-A with the Easterly right-of-way line of Gallatin Avenue, North 19 deg 18 min 38 sec East, 31.50 feet to an existing iron rod at a corner common with Gallatin Avenue, LLC., as of record in Deed Instrument No. 201012020095860, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Gallatin Avenue with the southerly property line of Gallatin Avenue, LLC., South 70 deg 51 min 50 sec East, 169.86 feet to a pk nail set on the

westerly right-of-way line of Alley No. 995;

Thence with the westerly right-of-way line of Alley No. 995, South 19 deg 20 min 45 sec West, 7.60 feet to a pk nail set at the intersection of Alley No 274-A;

Thence with the right-of-way line of Alley No. 274-A, South 63 deg 03 min 18 sec West, 33.18 feet;

Thence North 70 deg 51 min 50 sec West, 146.91 feet to the point of beginning, containing 5,076 square feet (0.12 acres more or less).

Being part of the same property conveyed in Deed Instrument No. 201203260025422, at said Register's Office.

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

