Bill Garrett Davidson County
Batch# 38853 DEEDQC
12/18/2017 02:32:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171218-0128735

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Bell Road Partners 400 Collins Park Dr., Antioch, TN 37013	Bell Road Partners 400 Collins Park Dr., Antioch, TN 37013	Parcel No. 163-00-0-087.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SHELIA E. LAWSON,** an individual (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **BELL ROAD PARTNERS**, a Tennessee general partnership (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2017 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 15th day of December, 2017.

GRANTOR:

Shelia E. Lawson

Shelia E. Lawson

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shelia E. Lawson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 15th day of December, 2017.

My Commission Expires:
3/3/20

Notary Public

AFFIDAVIT OF VALUE

I, Jay Patel, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 15th day of December, 2017.

Jayesh D. Patel

Notary Public

My Commission Expires: 3/3/20

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

EXHIBIT "A"

Legal Description of the Property

All that certain tract or parcel of land lying, situate and being in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the West boundary of Bell Road and the South boundary of the Louisville and Nashville Railroad;

Thence along the West boundary of Bell Road S 45° 39' W for 48.16 feet to concrete monument;

Thence run N 52° 49' W for 88.81 feet to a concrete monument;

Thence run S 37° 50' W for 49.80 feet to a concrete monument:

Thence run N 73° 58' W for 363.34 feet to a concrete monument;

Thence run N 62° 10' W for 59.78 feet to a point:

Thence run N 32° 00' E for 192.68 feet to a point in the South boundary of the Louisville and Nashville Railroad;

Thence run S 58° 00' E for 513.82 feet to the point of beginning.

Being the same property conveyed to BOBBY G. LAWSON, by deed from EXXON EDUCATION FOUNDATION, A NOT FOR PROFIT CORPORATION, of record in Book 7328, page 291, dated July 10, 1987, said Register's Office. The said BOBBY G. LAWSON having since died. The Last Will and Testament of BOBBY G. LAWSON, of record as part of Docket No. 11-P-98-2143 in the Chancery Probate Court for Williamson County, Tennessee, devised the subject property to SHELIA E. LAWSON.