Bill Garrett Davidson County
Batch# 43175 DEEDQC
01/02/2018 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180102-0000286

This Instrument Prepared By:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
301 Eighth Avenue, LLC Post Office Box 150262 Nashville, Tennessee 37215	Same	Map 93 Group 5 Parcel 144

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **AR Phase II, LLC**, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto **301 Eighth Avenue, LLC**, a Tennessee limited liability company ("Grantee"), a three and ¾ percent (3.75%) undivided right, title and interest as a tenant in common in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

This is improved property known as 301 Eighth Avenue North, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 1st day of January, 2018.

AR Phase II, LLC

By: _____

C. Palmer Pillans, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, C. Palmer Pillans, 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 Secretary of AR Phase II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary of AR Phase II, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of December, 2017.

JEAN P SHEARER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

Jean P. Shearer
NOTARY PUBLIC

My Commission Expires:
5-3-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-, and no other monetary consideration.

JEAN P SHEARER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

AFFIANT

Subscribed and sworn to before me, this 29th day of December, 2017.

Jean P. Shearer
NOTARY PUBLIC

My Commission Expires:
5-3-21

201801020000286

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Mag nail set on the westerly right-of-way line of Rosa L. Parks Avenue, 50 feet in width, at a corner common with the property conveyed to the State of Tennessee of record in Book 9204, Page 240 also being Lot 1 on The National Life and Accident Insurance Company plan of record in Plat Book 4860, Page 95 at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Rosa L. Parks Avenue, South 27 deg 17 min 37 sec East, 311.85 feet to an iron rod set at the beginning of a radius return to Union Street;

Thence with said radius return with a curve to the right having a radius of 11.00 feet, a curve length of 17.14 feet and a chord bearing and distance of South 17 deg 20 min 07 sec West, 15.46 feet to a PK nail set on the northerly right-of-way line of Union Street, width varies;

Thence with the northerly right-of-way line of Union Street for the following two calls:

1) South 61 deg 57 min 51 sec West, 40.38 feet to a Chiseled "X" set,

2) With a curve to the left having a radius of 232.40 feet, a curve length of 130.08 feet and a chord bearing and distance of South 45 deg 55 min 44 sec West, 128.39 feet to a Chiseled "X" set on the easterly right-of-way line of Rosa L. Parks Boulevard, width varies;

Thence with the easterly right-of-way line of Rosa L. Parks Boulevard for the following five calls:

1) With a curve to the right having a radius of 413.50 feet, a curve length of 27.51 feet and a chord bearing and distance of North 38 deg 23 min 11 sec West, 27.50 feet to a point,
2) North 29 deg 37 min 47 sec West, 22.14 feet to an iron rod set,
3) South 62 deg 28 min 35 sec West, 3.26 feet to an iron rod set,
4) With a curve to the right having a radius of 1058.48 feet, a curve length of 168.55 feet and a chord bearing and distance of North 31 deg 55 min 08 sec West, 168.38 feet to a PK nail set,
5) North 27 deg 21 min 25 sec West, 142.72 feet to a PK nail set at a corner common with said Lot 1, The National Life and Accident Insurance Company;

Thence with the southerly line of said Lot 1, North 62 deg 28 min 35 sec East, 197.35 feet to the point of beginning; containing 64,321 square feet or 1.477 acres more or less.

Being the same property conveyed to AR Phase II, LLC, a Tennessee limited liability company, by Quitclaim Deed from 301 Eighth Avenue, LLC, a Tennessee limited liability company of record as Instrument No. 20150515-0044909, Register's Office for Davidson County, Tennessee.

201801020000286

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

