Bill Garrett Davidson County
Batch# 51909 DEEDQC
01/26/2018 12:36:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180126-0008454

Prepared by and after recording,
return to:
Perrone & Young (PRY)
109 Westpark Drive, Suite 330
Brentwood, TN 37027
615 / 373.6910

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
CRG, LLC Attention: Charles R. Gardner, Managing Member 1002 Old Hickory Boulevard Brentwood TN 37027-4220	Same	060-08-0-025.00

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater is $0.00

PATRICIA A. YOUNG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

AFFIANT

Personally appeared before me, sworn to and subscribed before me this 25th day of January 2018.

My commission expires: 8.10

NOTARY PUBLIC

FOR NO CONSIDERATION Larger Than Life, LLC, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **CRG, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, more particularly described on **Exhibit A** hereto and incorporated herein by reference.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS:
3003 Dickerson Road, Nashville, Davidson County, Tennessee, 37207-2901

25th **IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on this day of January 2018.

GRANTOR: LARGER THAN LIFE, LLC, a Tennessee limited liability company

By: _____
CHARLES R. GARDNER,
President and Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, **Charles R. Gardner**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged himself to be the President and Manger of **Larger Than Life, LLC**, a Tennessee limited liability company, and that being authorized to do so, he executed the foregoing instrument for the purposes therein contained by signing his name as President and Manager of the company.

WITNESS my hand and official seal at Brentwood, Tennessee, this 25th day of January 2018.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My commission expires: 05.23.18

EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee being part of Lot No. 3, on.the Map of E. A. Lindsley's (Warranty Deed erroneously says Lindsey) Subdivision on Dickerson Road as of record in Book 547, Page 144, Register's Office for. Davidson County, Tennessee, described according to a survey from Barry Greer and Associates, dated December 5, 1986, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Ben Allen Road,, a 50 foot road, said point being the southeast corner of property owned by Lyman T. Davis, Jr., by Deed of record in Book 5742, Page 551, Register's Office for Davidson County, Tennessee; thence leaving said road and running With the boundary of the Davis property north I7 degrees 27 minutes,42 seconds east 150 feet to an iron pin set in the corner of the Davis property; thence north 84 degrees 26 minutes 32 seconds West 118.73 feet to an iron pin in the easterly margin of Dickerson Pike an 80 foot, road; thence with the easterly margin of Dickerson Pike north , 17 degrees 27 minutes 42 secondS east 170 feet to an iron,Pin located in the southwest corner of Elena R. Goad property of record in Book 6963, Page 325, Register's Office for Davidson county, Tennessee; thende leaving the margin of said road and with the south margin of the Goad property south 78 degrees 44 minutes 58 seconds east 377 feet to an iron pin; thence with the westerly boundary of the Louise Hamblen property of record in Book 3072, Page 443, Register's Office for Davidson County, Tennessee, south 17 degrees 27 minutes 42 seconds. west 60 feet town iron pin thence south 78 degrees 44 minutes 58 seconds east 25 feet to an iron pin; thence south 17 degrees 27 minutes 42 seconds west 190 feet to an iron pin set in the northerly margin of Ben Allen Road; thence; with the northerly margin Of Ben Allen Road south 87 degrees 54 minutes 44 seconds west 132.57 feet to a point; hence with the northerly margin of Ben Allen Road with a curve to the right having a radius of 1;235.16 feet and a chord bearing of north 88 degrees 15 minutes 54 seconds west a distance of 164.82 feet to the point of beginning, Containing 97,708 .square feet, more or less.

Tract II: An easement described as follows:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot. No. 3 as shown on the Map of E. A. Lindsley's (previously erroneously referred, to as Lindsey's) Subdivision, as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the north line of said Lot No. 3, said north lint of Lot No. 3 also being the north line of the property conveyed to Jams William Blevins, *et ux*, by deed of record in Book 4655, Page 592, Resister's Office for Davidson County, Tennessee, and also being the south boundary of the property conveyed to Elena R. Goad, *et al*, by deed of record in Book 6963, Page 325, Register's Office for Davidson,County,

Tennessee, and also said point being located South 78 degrees, 44 minutes, 58 seconds east, a distance of 176.22 feet, as measured along said common boundary, from an iron pin set at the intersection of said common boundary with the easterly R.O.W. of Dickerson Pike, and preceding as follows:

Leaving said common boundary and severing the land of said Goad, and along the outside face of a building wall, South 79 degrees, 00 minutes; 33 seconds east, a distance of 38.67 feet to the corner of a building; thence continuing with said building wall, South 10 degrees, 59 minutes, 27 seconds west, a distance of 0.18 feet to a point in said common line of Goad and Blevins; thence along said common line, North 78 degrees, .44 minutes, 58 seconds west, a distance of 38.67 feet to the beginning and containing 3 square feet more or less.

Being the same property conveyed by SunTrust Bank, a Georgia banking corporation to Larger Than Life, LLC, a Tennessee limited liability company, by Special Warranty Deed recorded on June 3, 2013, of record as Instrument No. 20130603-0055369, Register's Office for Davidson County, Tennessee.