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Bill Garrett Davidson County
Batch# 52505 DEEDQC
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Fees: $17.00 Taxes: $0.00
20180129-0008765

This Instrument Prepared By:
Thomas C Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, TN 37238

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Charles Turner Family Limited Partnership Attn: Virginia W. Turner P.O. Box 957 Hermitage, TN 37076	SAME	Map-Par. 064-16-0-27.00

Pursuant to an unrecorded Assignment of Ground Lease dated as of January 18, 1996 wherein Grantor and her spouse Charles H. Turner (now deceased) assigned their Lessor's interest to Grantee under a Ground Lease, a Short Form of which is of record in Book 7210, page 942, as amended in Book 7877, page 324 of the Register's Office for Davidson County, Tennessee (collectively the "Ground Lease") affecting the real property described herein, VIRGINIA W. TURNER (the "Grantor"), has now bargained and sold, and by these presents does transfer and convey unto THE CHARLES TURNER FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantee"), its successors, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exhibit A is a description of the subject property contained in an Assignment and Assumption of Lease of record in Book 7877, page 353 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto subscribed their names on this _____ day of January, 2018.

GRANTOR:

Virginia W. Turner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Megan D. Boyd, a Notary Public of said County and State, Virginia W. Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hermitage, Tennessee, this 17th day of January, 2018.

NOTARY PUBLIC
My Commission expires: 11/4/20

MEGAN D. BOYD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 17th day of January, 2018.

NOTARY PUBLIC
My Commission expires: 11/4/20

MEGAN D. BOYD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at the concrete monument on the north right-of-way line of Lebanon Pike, U.S. 70N at the southeast corner of Lot A, Jackson Square Commercial Subdivision, Section Two, as recorded in Plat Book 4885, page 2, Register's Office for Davidson County, Tennessee; thence,

1. With the east boundary line of Section Two, Jackson Square Commercial Subdivision, Section Three, Jackson Square Commercial Subdivision as recorded in Plat Book 4885, page 117, and Section Five, Jackson Square as recorded in Plat Book 5800, page 159, said Register's Office, N 1 deg. 30'19" E, 596.96 feet to an iron pin; thence,

2. With the common boundary line of the property of Tract I above as recorded in Deed Book 7730, page 679, and the property of Charles H. Turner as recorded in Deed Book 4019, page 217, said Register's Office, S 87 deg. 29'48" E, 352.17 feet; thence,

3. N 2 deg. 11'53" E, 209.98 feet; thence,

4. S 87 deg. 42'39" E, 340.73 feet; thence,

5. N 6 deg. 08'21" E, 200.0 feet to a concrete monument; thence,

6. S 87 deg. 24'39" E, 238.83 feet to a concrete monument; thence,

7. S 5 deg. 31'56" W, 215.18 feet; thence,

8. S 5 deg. 15'17"W, 363.77 feet; thence,

9. S 4 deg. 27'40" W, 425.37 feet to an iron pin on the north right-of-way line of Lebanon Pike; thence,

10. With the north right-of-way line, N 87 deg. 29'41" W, 618.57 feet to a concrete monument; thence,

11. 270.99 feet along the arc of a curve to the left having a radius of 21,537.90 feet, a central angle of 0 deg. 43'15" and a chord bearing and distance of N 88 deg. 20'55" W, 270.99 feet to the point of beginning and containing 706,437 square feet or 16.218 acres.