THIS INSTRUMENT
PREPARED BY:
Herman & Kittle Properties, Inc.
Attn: David Thompson
500 E. 96th Street, Suite 300
Indinaaplis, IN 46240

Bill Garrett Davidson County
Batch# 52717 DEEDQC
01/29/2018 02:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180129-0009088

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration of value,
whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me
This 26th day of January, 2018.

NOTARY PUBLIC
Commission Expires: Dec. 29, 2023

JENNIFER PRICE
Notary Public-Indiana
Resident of Marion County
My Commission Expires Dec. 29 2023

ADDRESS OF NEW OWNER:
The Reserve at Oakleigh, LLC
500 E. 96th Street, Suite 300
Indianapolis, IN 46240

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map 164
Parcels 180 and 181

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the Reserve at Oakleigh, LLC, a Tennessee limited liability company, GRANTOR, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to the Reserve at Oakleigh, LLC, a Tennessee limited liability company, GRANTEE, for the combination of parcels 180 and 181, the herein described property as follows:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the stat of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This is improved property known as: 3562 Pinhook Road, Antioch, Tennessee 37076.

IN WITNESS WHEREOF, Grantor has herewith set his/her hand and seal, this 26th day of January, 2018.

GRANTOR, Jeffrey L. Kittle, Manager

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS 633557-1

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Jeffrey L. Kittle, in his/her capacity as Grantor, who acknowledged execution of the forgoing deed.

Witness my hand and notarial seal this 26th day of January, 2018.

JENNIFER PRICE
Notary Public-Indiana
Resident of Marion County
My Commission Expires Dec. 29 2023

[NOTARIAL SEAL]

Signature

Printed Notary Public

My commission expires:

My County of Residence:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. David D. Thompson

EXHIBIT A

Property Description

Tract 1-A being Parcel 181 on Tax Map 164

Land situated in the 33rd council district, Nashville, Davidson County, Tennessee, being parcel 180 on Tax Map 164, being further described as Tract 1-A, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Grovedale Trace and Pinhook Road, thence westerly 720 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod also a common corner with Tract 1-B & Tract 1-A both parcels are owned by The Reserve at Oakleigh, LLC of record in Instrument Number 20150617-0057710, in the Register's Office for Davidson County, Tennessee, and the Point of Beginning of herein described land;

thence leaving the margin of Pinhook Road and with the line of Tract 1-B, N 09°57'25" E, a distance of 1285.16 feet to a capped iron rod set;

thence continuing with Tract 1-B, N 08°10'06" E, a distance of 1420.60 feet to a iron rod found on the southerly line of Fahim Eryan, of record in Instrument Number 20160617-0061412, in the Register's Office for Davidson County, Tennessee,

thence with the line of Fahim Eryan, S 81°30'52" E, a distance of 257.03 feet to an iron rod found, said rod also being the northwest corner of said Section One Harvest Grove;

With the westerly line of Section One Harvest Grove for the next three calls
thence, S 08°45'53" W, a distance of 555.73 feet to an iron rod set;
thence, S 08°30'44" W, a distance of 1404.68 feet to an iron rod set;
thence, S 08°27'44" W, a distance of 754.93 feet to a capped iron rod set on the northerly margin of Pin Hook Road;

thence with the margin of Pin Hook Road for the next five calls;

thence N 81°49'49" W, a distance of 18.79 feet to an iron rod set;
thence with a curve turning to the right with an arc length of 14.15 feet, with a radius of 198.32 feet, with a chord bearing of N 79°47'09" W, with a chord length of 14.15 feet to an iron rod set;
thence with a compound curve turning to the right with an arc length of 135.76 feet, with a radius of 36959.15 feet, with a chord bearing of N 77°38'10" W, with a chord length of 135.76 feet to an iron rod set;
thence with a reverse curve turning to the left with an arc length of 15.48 feet, with a radius of 201.40 feet, with a chord bearing of N 79°43'58" W, with a chord length of 15.48 feet to an iron rod set;
thence with a reverse curve turning to the right with an arc length of 52.84 feet, with a radius of 40599.60 feet, with a chord bearing of N 81°53'53" W, with a chord length of 52.84 feet to the point of beginning, containing an area of 625,971.627 square feet, 14.370 acres of land more or less. As shown in a survey by Dale and Associates, under the supervision of Steven C. Matthews, TN RLS #2352, dated October 9, 2017, project number 13143;

Being the same land conveyed to Reserve at Oakleigh, LLC, dated June 17, 2015 by quitclaim deed from Stephen J. Kozy & Charlene Kozy of recorded in Instrument Number 20150617-0057710, and from Stephen J. Kozy by warranty deed from R. Dennis Britt and wife, Martha Lou Britt, on January 30, 2006, of record in Instrument Number 20060131-0011871, in the Register's Office for Davidson County, Tennessee;

Tract 1-B being Parcel 180 on Tax Map 164

Land situated in the 33rd council district, Nashville, Davidson County, Tennessee, being parcel 180 on Tax Map 164, being further described as Tract 1-B, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Crowedale Trace and Pinhook Road, thence westerly 857 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod also a common corner with Normandy II General Partnership, of record in Instrument Number 20110630-0050249, in the Register's Office for Davidson County, Tennessee, the south western corner of Tract 1-B, Owned by The Reserve at Oakleigh, LLC of record in Instrument Number 20150617-0057710, in the Register's Office for Davidson County, Tennessee, and the Point of Beginning of herein described land;

thence leaving the margin of Pinhook Road and with the line easterly line of Normandy, N 09°32'48" E, a distance of 2717.64 feet to an iron rod found at the common corner of Timber Trails Townhomes, of record in Instrument Number 20170515-0047747 and Fawn Crossing, Section 6, of record in Instrument Number 20161215-0131494 in the Register's Office for Davidson County, Tennessee;

thence with the southerly line of Fawn Crossing, S 81°36'39" E, a distance of 180.79 feet to the corner of Fahim Eryan, of record in Instrument Number 20160617-0061412, in the Register's Office for Davidson County, Tennessee, for a total distance of 236.74 feet to an iron rod found leaning, said corner being the north west corner of Tract 1-A Owned by The Reserve at Oakleigh, LLC of record in Instrument Number 20150617-0057710, in the Register's Office for Davidson County, Tennessee;

thence leaving the line of Fahim Eryan and with the line of Tract 1-A for the next two calls;

thence S 08°10'08" W, a distance of 1420.60 feet to a capped iron rod set;
thence S 09°57'25" W, a distance of 1285.16 feet to a capped iron rod set in the northerly margin of Pin Hook Road, said rod being the south west corner of Tract 1-A;

thence with the margin of Pin Hook Road for the next three calls;

thence with a curve turning to the right with an arc length of 96.29 feet, with a radius of 40599.60 feet, with a chord bearing of N 81°47'35" W, with a chord length of 96.29 feet to an iron rod set;
thence with a compound curve turning to the right with an arc length of 24.47 feet, with a radius of 25.14 feet, with a chord bearing of S 70°17'01" W, with a chord length of 23.52 feet to an iron rod set;
thence N 81°49'48" W, a distance of 119.91 feet to the point of beginning, containing an area of 654,917.902 square feet, 15.035 acres of land more or less. As shown in a survey by Dale and Associates, under the supervision of Steven C. Matthews, TN RLS #2352, dated October 9, 2017, project number 13143;

Being the same land conveyed to Reserve at Oakleigh, LLC, dated June 17, 2015 by quitclaim deed from Stephen J. Kozy & Charlene Kozy of recorded in Instrument Number 20150617-0057710, and from Stephen J. Kozy by warranty deed from R. Dennis Britt and wife, Martha Lou Britt, on January 30, 2006, of record in Instrument Number 20060131-0011871, in the Register's Office for Davidson County, Tennessee;

Combination of Parcels 180 and 181 on Tax Map 164

Land situated in the 33rd council district, Nashville, Davidson County, Tennessee, being parcel 180 and 181 on Tax Map 164, being further described as Tract 1-A and Tract 1-B, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Grovedale Trace and Pinhook Road, thence westerly 483.5 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod being the corner of The Final plat of Section One Harvest Grove of record in Instrument Number 20060726-0090037, also said rod being the south western corner of Tract 1-B, and the point of beginning;

With the margin of Pinhook Road for the next 7 calls,
thence, N 81°49'49" W, a distance of 18.79 feet to an iron rod set;
thence with a curve turning to the right with an arc length of 14.15 feet, with a radius of 198.32 feet, with a chord bearing of N 79°47'09" W, with a chord length of 14.15 feet to an iron rod set;
thence with a compound curve turning to the right with an arc length of 135.76 feet, with a radius of 36959.15 feet, with a chord bearing of N 77°38'10" W, with a chord length of 135.76 feet to an iron rod set;
thence with a reverse curve turning to the left with an arc length of 15.48 feet, with a radius of 201.40 feet, with a chord bearing of N 79°43'59" W, with a chord length of 15.48 feet to an iron rod set;
thence with a reverse curve turning to the right with an arc length of 149.13 feet, with a radius of 40599.60 feet, with a chord bearing of N 81°49'49" W, with a chord length of 149.13 feet to an iron rod set;
thence with a compound curve turning to the right with an arc length of 24.47 feet, with a radius of 25.14 feet, with a chord bearing of S 70°17'01" W, with a chord length of 23.52 feet to an iron rod set;
thence, N 81°49'48" W, a distance of 119.91 feet to an iron rod set; also a common corner with Normandy II General Partnership, of record in Instrument Number 20110630-0050249, in the Register's Office for Davidson County, Tennessee;

thence leaving the margin of Pinhook Road and with the line easterly line of Normandy, N 08°32'48" E, a distance of 2717.54 feet to an iron rod found at the common corner of Timber Trails Townhomes, of record in Instrument Number 20170515-0047747 and Fawn Crossing, Section 6, of record in Instrument Number 20161215-0131494 in the Register's Office for Davidson County, Tennessee;

thence with the southerly line of Fawn Crossing, S 81°36'39" E, a distance of 180.79 feet to the corner of Fahim Eryan, of record in Instrument Number 20160617-0061412, in the Register's Office for Davidson County, Tennessee, for a total distance of 236.74 feet to an iron rod found leaning;

thence with the line of Eryan, S 81°30'52" E, a distance of 237.03 feet to an iron rod found, said rod also being the northwest corner of said Section One Harvest Grove;

With the westerly line of Section One Harvest Grove for the next three calls
thence, S 08°45'53" W, a distance of 555.73 feet to an iron rod set;
thence, S 08°30'44" W, a distance of 1404.68 feet to an iron rod set;
thence, S 08°27'44" W, a distance of 754.93 feet to the Point of Beginning, containing 1,280,889.53 square feet, or 29.41 acres of land more or less. As shown in a survey by Dale and Associates, under the supervision of Steven C. Matthews, TN RLS #2352, dated October 9, 2017, project number 13143;

Being the same land conveyed to Reserve at Oakleigh, LLC, dated June 17, 2015 from Stephen J. Kozy & Charlene Kozy of recorded in Instrument Number 20150617-0057710, in the Register's Office for Davidson County, Tennessee and being the same land conveyed to Stephen J. Kozy by warranty deed from R. Dennis Britt and wife, Martha Lou Britt, on January 30, 2006, of record in Instrument Number 20060131-0011871, in the Register's Office for Davidson County, Tennessee;

True Copy Certification

I, Jeff Wainscott, 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.

Signature

State of Indiana

County of Marion

Personally appeared before me, Andrew Eyster a notary public for this county and state Jeff Wainscott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-20-2025
Notary' Seal (if on paper)

NOTARY PUBLIC SEAL INDIANA
ANDREW EYSTER
Residing in Monroe County
My Commission Expires
~~August 24, 2017~~

August 20, 2025 AE.