Bill Garrett Davidson County
Batch# 53258 DEEDQC
01/30/2018 03:46:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180130-0009588

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Michael J. Nacarato, Jr. 2435 Hidden River Lane Franklin, TN 37069-6933	New Owner	Tax Map 106-09-0-019.00

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, THE POLK PARTNERSHIP, a Tennessee general partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys unto MICHAEL J. NACARATO, JR., his heirs, successors in interest and assigns ("Grantee") forty percent (40%) of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

Charles B Reasor III
AFFIANT

SUBSCRIBED and sworn to before me this 29th day of January 2018.

Jan Marshall
NOTARY PUBLIC

JAN MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 29th day of January, 2018.

GRANTOR:

THE POLK PARTNERSHIP, a Tennessee general partnership

BY: Ruth E. Green
Name: RUTH E. GREEN
Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Ruth E. Green, with whom I am personally acquainted, who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained and who further acknowledged that (s)he is an Authorized Agent of THE POLK PARTNERSHIP, a Tennessee general partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at office this 29th day of January, 2018.

Jan Minshall
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

EXHIBIT "A"

Parcel A:

Land in Davidson County, Tennessee, being part of Tract "G" on the Map of the lands of L.P. Hagan, deceased, as of record in Book 843, Page 80, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 25, 1958, as follows:

Beginning at an iron pin in the westerly margin of Polk Avenue, as now located, at the northeast corner of a part of Tract "G", .conveyed to S.S. Warren and wife, by L. R. Schulman, Trustee, as of record in book 2902, page 293, said Register's Office; thence along Warren's north line, North 86 deg. 50' West 148.25 feet to a post; thence leaving his line, North 33 deg. 05' West 244.7 feet to an iron pin; thence in an easterly direction 349.75 feet to an iron pin in the West margin of Polk Avenue; thence with said Avenue, southerly around a slight curve 213 feet to the point of beginning.

Parcel B:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being the southeasterly corner of the Carrier Property and being more fully described as follows:

Beginning at an iron pin in the southwest corner of the herein described tract, said iron pin being South 86 degrees 01' East, a distance of 509.49 feet from an iron stake in the easterly margin of Woodycrest Avenue; thence North 2 degrees 04' East, a distance of 222.03 feet to an iron stake, said iron stake being South 2 degrees 00' West, a distance of 436.75 feet from an iron stake in the southerly margin of the Louisville and Nashville Railroad property; thence South 32 degrees 10' East to an iron stake by others at 30.23 feet and continuing 244.39 feet for a total distance of 274.82 feet to an iron stake in the southeasterly corner of the herein described tract, said iron stake being in a northwesterly direction 148.25 feet from a point in the westerly margin of Polk Avenue; thence North 86 degrees 01' West, a distance of 154.71 feet to the point of beginning and containing 0.394 acres, more or less, as per survey by Parrish-Ragan, Inc., dated December 13,1972.

Being the same property conveyed to Neely Coble Company, Inc. by Quitclaim Deed from Neely B Coble and Wife, Mary Greenlaw Coble by Deed dated October 3, 1988, recorded April 4, 1989 and filed for record in Book 7808, Page 759, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The Polk Partnership from Betty Nacarato, her thirty percent (30%) undivided interest by Quitclaim Deed of record in Instrument Number 199912290308291, dated December 15, 1999, said Register's Office. Being part of the same property conveyed to The Polk Partnership from Michael J. Nacarato, Sr., his thirty percent (30%) undivided interest, by Quitclaim Deed of record in Instrument Number 199912290308292, dated December 15, 1999, said Register's Office. Being part of the same property conveyed to The Polk Partnership from Michael J. Nacarato, Jr., his forty percent (40%) undivided interest, by Quitclaim Deed of record in Instrument Number 199912290308293, dated December 15, 1999, said Register's Office.