PREPARED BY, AND AFTER
RECORDING RETURN TO:
Perrone & Young (PRY)
109 Westpark Drive, Suite 330,
Brentwood, TN 37027
615 / 373.6910

Bill Garrett Davidson County
Batch# 56477 DEEDQC
02/08/2018 11:13:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180208-0012792

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Brentwood Land Development, LLC Attn: Ardavan Afrakhteh 5644 Franklin Pike Circle Brentwood TN 37027-4324	Same	5644: 160 00 0 187.00 5648: 160 00 0 060.01

State of Tennessee)
County of Williamson)

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

Affiant

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

Personally appeared before me, sworn to and subscribed before me this 1st day of ~~January~~ February 2018.

My commission expires: 05.23.20

Notary Public

Land Development.com, Inc., a Tennessee corporation (the "Grantor"), does hereby quitclaim and convey unto **Brentwood Land Development, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to those certain tracts or parcel of land in Brentwood, Davidson County, Tennessee, known as 5644 and 5648 Franklin Pike Circle, and described more accurately on **Exhibit A**, hereto attached and herein incorporated.

This Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted, nor was verification of Grantor's status established.

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: 5644 and 5648 Franklin Pike Circle, Brentwood Tennessee, 37027-4324. 5644 Franklin Pike Circle is sometimes also known as 798 Old Hickory Boulevard,

Brentwood, Tennessee, 37027.

IN WITNESS WHEREOF, the authorized officer of Grantor has hereunto set his hand on this 1st day of ~~January~~ February 2018.

GRANTOR: **LAND DEVELOPMENT.COM, INC.**, a Tennessee corporation

By: _____
ARDAVAN AFRAKHTEH, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Ardavan Afrakhteh**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he is the president of **Land Development.com, Inc.**, a Tennessee corporation, the bargainor, and that being authorized to do so, he executed the foregoing instrument for the purposes therein contained by signing his name as president of the corporation.

WITNESS my hand and official seal at Brentwood, Tennessee this 1st day of ~~January~~ February 2018.

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

_____
NOTARY PUBLIC

My commission expires: _____

EXHIBIT A

Legal Description

5644 Franklin Pike Circle

ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING located in the City of Brentwood, Davidson County, State of Tennessee, as shown on plat entitled Dale A. Hilmen and Kay J. Hilmen, 5644 Franklin Pike Circle, dated September 9, 2013, bearing Job No. 2013-163, prepared by James Terry & Associates (James G. Terry, Surveyor, Tennessee RLS No. 2287), and according to said plat has the following metes and bounds, to wit:

BEGINNING at an iron rod found in the eastern right of way of Franklin Pike Circle, corner to Lot 3, Plan of McArthur Subdivision (Plat Book 5200, page 363); thence leaving the eastern right of way of Franklin Pike Circle, and with Lot 3, South 63 deg. 31 min. 05 sec. East, 187.85 feet to an iron rod found in the western right of way of Interstate 65 off-ramp; thence leaving Lot 3, and with the western right of way of Interstate 65 off-ramp, the following two (2) calls and distances: 1) South 41 deg. 00 min. 23 sec. West, 81.66 feet to a concrete highway monument found; 2) South 70 deg. 34 min. 30 sec. West, 64.18 feet to a concrete highway monument found, corner with Angelo M. Formosa, III, Trustee of the Madge Iris Formosa 2007 Investment Trust (Instrument No. 20081119-0114006); thence leaving the Interstate 65 off-ramp, and with Formosa, North 67 deg. 38 min. 56 sec. West, 122.98 feet to an iron rod found in the eastern right of way of Franklin Pike Circle; thence leaving Formosa, and with the eastern right of way of Franklin Pike Circle, North 26 deg. 27 min. 35 sec. East, 134.01 feet to the POINT OF BEGINNING, containing 21,267 square feet of 0.488 acre, more or less, according to the survey of James G. Terry, Surveyor, Tennessee RLS No. 2287, dated September 9, 2013, bearing Job No. 2013-163. Surveyor's Address: James Terry & Associates, 198 Jacksonian Drive, Hermitage, Tennessee 37076.

BEING the same property conveyed to Land Development.com, Inc. by Quit Claim Deed dated December 18, 2013, from Dale A. Hilmen and Kay J. Hilmen, recorded on December 27, 2013 at Instrument No. 20131227-0130314, Register's Office for Davidson County, Tennessee.

5648 Franklin Pike Circle

LAND in Davidson County, Tennessee, beginning at a concrete monument in the northerly margin of Old Hickory Boulevard, as presently located; said monument being the south line of Lot No. 4 McArthur Subdivision as recorded in Plat Book 5200, Page 363, Register's Office for Davidson County, Tennessee ; thence along said northerly margin of Old Hickory Boulevard, South 61°00'17" West, 178.50' to a point in Franklin Pike Circle; thence North 23°00'17" West 23.20' to a point in Franklin Pike Circle; thence North 23°45'08" East 44.85' to a point; thence North 10°17'57" West 107.45' to a

point in the center of Franklin Pike Circle; thence South 70°36'09" East 25.07' to an iron pin in the margin of Franklin Pike Circle; thence South 70°36'09" East 122.45' to the point of beginning, and containing 10.664 s.f. or 0.24 acres, more or less.

BEING the same property conveyed to Land Development.Com, Inc., a Tennessee corporation by Warranty Deed dated September 24, 2014, from Angelo M. Formosa, III, Trustee of the Madge Iris Formosa 2007 Investment Trust created by instrument dated April 4, 2007, as amended by successor trust instrument dated October 30, 2008, recorded on September 26, 2014, as Instrument No. 20140926-0088785, Register's Office for Davidson County, Tennessee.