Prepared by
Paul McKanna
4509 Shys Hill Road
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration paid
for this conveyance is $450,000

Affiant: Paul G. McKanna

Subscribed and sworn before me this
28 day of February 2018

Notary Public
My Commission expires August 4, 2020

CIARA COSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 63512 DEEDQC
02/28/2018 11:48:08 AM 6 pgs
Fees: $33.00 Taxes: $1,665.00
20180228-0018787

Address New Owner

James A. McKanna
4509 Shys Hill Rd
Nashville, TN 37215

Send Tax Bills to: SAME

Map/Parcel Numbers: 145020A00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the Agreement of the Parties and for monetary consideration of Four Hundred Fifty Thousand dollars ($450,000.00), Grantor, HTG LLC, by these presents does hereby quitclaim and convey to James A. McKanna, all rights, title and interest in and to a certain tract and parcel of land, described as follows, to wit:

Being the property conveyed to HTG LLC by quitclaim deed dated March 10, 2017 and recorded as Document #20170310-0023974 with the Register of Deeds of Davidson County, Tennessee (R.O.D.C.).

Being land in the 34th Council District of Davidson County Tennessee and being a portion of the land conveyed to James A. McKanna, etux as of record in Deed Book 5794, Page 161 R.O.D.C.

Being generally located on the north side of Georgetown Court east of Mountain View Drive and being more particularly described by plat with precise metes & bounds in "EXHIBIT A: GRANTORS' GTC Property" attached hereto and incorporated herein by reference.

This conveyance is subject to any and all easements of record in the Register's Office for Davidson County, including the Private Driveway Easement (PDE) recorded as Document #20050721-0085036 (R.O.D.C.) on July 21, 2005, the New Underground Utility Easement (NUUE) established in the First Amendment to the PDE recorded as Document #20160804-0080900 (R.O.D.C.) on August 4, 2016, and the Hilltop Ground Easement recorded by "MEMORANDUM OF EASEMENT" Document #20160711-0070864 (R.O.D.C.) on July 11, 2016, and any other matters which might affect the property, Grantor's intent being only to convey whatever interest in the property it received by way of deed dated March 10, 2017, referenced herein, and not to convey, extinguish or in any way interfere with the recorded easements, referenced herein, or any other matters which might affect the property. For convenience and clarity, "Exhibit A (Continued)", attached hereto and incorporated herein by reference, stipulates legal descriptions of the Grantors' GTC Property, Hilltop Ground Easement, and New Underground Utility Easement.

This is unimproved property known as 1480 Georgetown Court, Nashville, Tennessee, 37215.

IN WITNESS WHEREOF, Grantor's Authorized Members hereby set their hands by and through their Elected Representative, this 28th day of February, 2018

GRANTOR: **HTG LLC**

BY **Elected Representative:**

Paul McKanna RA 2/28/2018

Paul McKanna, Registered Agent **Date**

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Ciara Cosby, a notary public of the state and county aforesaid, Paul McKanna, Registered Agent, with whom I am personally acquainted or who provided adequate photo identification, and who acknowledged that he is the Registered Agent of the Grantor and is authorized by the Grantor to execute this document on its behalf.

Witness my hand, at office, this 28 day of February, 2018.

My commission expires August 4, 2020

NOTARY PUBLIC

CIARA COSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A: GRANTORS' GTC Property

1480 Georgetown Court Plat

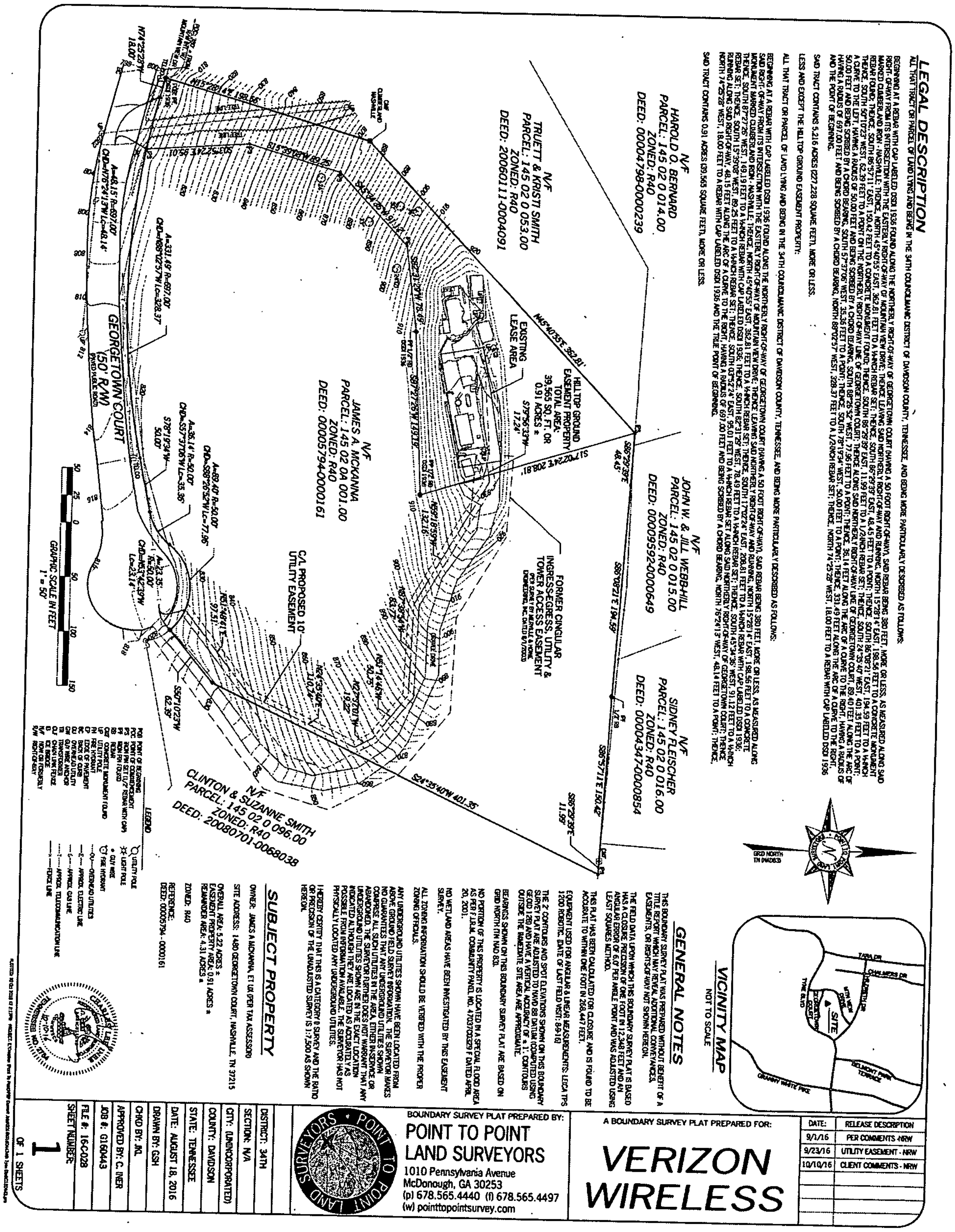


EXHIBIT A (Continued)

GRANTORS' GTC Property Legal Description

All that tract or parcel of land lying and being in the 34th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a rebar with cap labeled DSDI 1936 found along the northerly right-of-way of Georgetown Court (having a 50 foot right-of-way), said rebar being 380 feet, more or less, as measured along said right-of-way from its intersection with the easterly right-of-way of Mountain View Drive; Thence leaving said northerly right-of-way and running, North 15°28'14" East, 198.56 feet to a concrete monument marked Cumberland Iron - Nashville; Thence, North 45°40'55" East, 362.81 feet to a ½-inch rebar set; Thence, South 86°29'39" East, 48.45 feet to a point; Thence, South 86°08'21" East, 194.59 feet to a ½-inch rebar found; Thence, South 86°57'11" East, 150.42 feet to a concrete monument found; Thence, South 86°29'39" East, 11.99 feet to a ½-inch rebar set; Thence, South 24°35'40" West, 401.35 feet to a point; Thence, South 50°10'23" West, 62.39 feet to a point on the northerly right-of-way line of Georgetown Court; Thence along said northerly right-of-way line of Georgetown Court, 89.40 feet along the arc of a curve to the left, having a radius of 50.00 feet and being scribed by a chord bearing, South 88°26'52" West, 77.96 feet to a point; Thence, 36.14 feet along the arc of a curve to the right, having a radius of 50.00 feet and being scribed by a chord bearing, South 57°37'06" West, 35.36 feet to a point; Thence, South 78°19'34" West, 50.00 feet to a point; Thence, 331.49 feet along the arc of a curve to the right, having a radius of 697.00 feet and being scribed by a chord bearing, North 88°02'57" West, 328.37 feet to a ½-inch rebar set; Thence, North 74°25'28" West, 18.00 feet to a rebar with cap labeled DSDI 1936 and the POINT OF BEGINNING.

Said tract contains 5.22 acres (227,228 square feet), more or less.

LESS AND EXCEPT the Hilltop Ground Easement Property:

All that tract or parcel of land lying and being in the 34th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a rebar with cap labeled DSDI 1936 found along the northerly right-of-way of Georgetown Court (having a 50 foot right-of-way), said rebar being 380 feet, more or less, as measured along said right-of-way from its intersection with the easterly right-of-way of Mountain View Drive; Thence leaving said northerly right-of-way and running, North 15°28'14" East, 198.56 feet to a concrete monument marked Cumberland Iron - Nashville; Thence, North 45°40'55" East, 362.81 feet to a ½-inch rebar set; Thence, South 17°02'24" East, 208.81 feet to a ½-inch rebar with cap labeled DSDI 1936; Thence, South 87°27'26" West, 149.19

EXHIBIT A (Continued)

GRANTORS' GTC Property Legal Description (Continued)

feet to a ½-inch rebar with cap labeled DSDI 1936; Thence, South 82°31'29" West, 78.49 feet to a ½-inch rebar set; Thence, South 45°34'36" West, 91.12 feet to a ½-inch rebar set; Thence, South 15°39'08" West, 89.25 feet to a ½-inch rebar set; Thence, South 03°52'24" East, 95.01 feet to a ½-inch rebar set along said northerly right-of-way of Georgetown Court; Thence running along said right-of-way, 48.15 feet along the arc of a curve to the right, having a radius of 697.00 feet and being scribed by a chord bearing, North 76°24'13" West, 48.14 feet to a point; Thence, North 74°25'28" West, 18.00 feet to a rebar with cap labeled DSDI 1936 and the true POINT OF BEGINNING.

Said tract contains 0.91 ACRES (39,565 square feet), more or less.

As shown in a survey prepared for Verizon Wireless by Point To Point Land Surveyors, Inc. dated August 18, 2016, and last revised September 1, 2016.



EXHIBIT A (Continued)

New Underground Utility Easement Legal Description

PROPOSED 10' UTILITY EASEMENT
VERIZON WIRELESS
"NA TYNE BLVD"

Together with a proposed 10-foot wide utility easement lying and being in the 1st Civil District, Davidson County, Tennessee, being more particularly described by the following centerline data:

To find the point of beginning, commence at a 5/8-inch rebar found on the cul-de-sac right-of-way of Georgetown Court (having a 50-foot right-of-way); thence, 23.35 feet along the arc of a curve to the left, having a radius of 50.00 feet and being scribed by a chord bearing, North 53°42'39" West, 23.14 feet to a point and the true POINT OF BEGINNING; Thence leaving said right-of-way and running, North 51°48'41" East, 97.51 feet to a point; Thence, North 24°35'40" East, 110.74 feet to a point; Thence, North 27°37'01" West, 19.22 feet to a point; Thence, North 51°14'46" West, 50.75 feet to a point; Thence, North 87°38'54" West, 83.77 feet to a point; Thence, North 59°18'59" West, 132.16 feet to a point; Thence, South 79°56'33" West, 17.24 feet to the ENDING at a point.

As shown in a survey prepared for Verizon Wireless by Point To Point Land Surveyors, Inc. dated July 29, 2016 and last revised October 10, 2016.

