Bill Garrett Davidson County
Batch# 66949 DEEDQC
03/09/2018 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180309-0022452

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County 100 Metro Courthouse Nashville, TN 37201	Map/Par. 174000176.00	New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (CAB) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KP NASHVILLE, LLC**, a Missouri limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said land, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF Missouri
COUNTY OF St. Louis

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant James G. Koman, Manager

Subscribed and sworn to before me this 6 day of March, 2018.

CHRISTINE MATTINGLY
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: August 10, 2019
Commission Number: 15535228

Notary Public Christine Mattingly

My Commission Expires:
5-10-19

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 6th day of March, 2018.

GRANTOR:

KP NASHVILLE, LLC

By: _____
Name: James G. Koman
Title: Manager

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Personally appeared before me, Christine Mattingly, Notary Public, James G. Koman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Manager of KP NASHVILLE, LLC, a limited liability company organized and existing under the laws of the State of Missouri, the within named bargainer, and that he is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this 6 day of March, 2018.

_____
Notary Public Christine Mattingly

8-10-19
My Commission Expires

CHRISTINE MATTINGLY
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: August 10, 2019
Commission Number: 15535228

When Recorded Return To: K. Keehler
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 8606672a

EXHIBIT A

DESCRIPTION OF LAND

BEING THE REMAINDER OF LOT 2 OF THE FINAL PLAT OF THE RE-SUBDIVISION OF LOT 2 THE CROSSINGS AT HICKORY HOLLOW PHASE II, AS RECORDED IN INSTRUMENT NUMBER 20000726-0073970, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE ("RODC"); SUCH TRACT BEING BOUNDED ON THE NORTH BY CROSSINGS BOULEVARD (100' RIGHT OF WAY ("ROW")), ON THE EAST BY OLD FRANKLIN ROAD (ROW VARIES), ON THE SOUTH BY INTERSTATE 24 (ROW VARIES), AND ON THE WEST BY LOT 18 OF THE FINAL PLAT REVISION ONE, RE-SUBDIVISION OF LOT 2 THE CROSSINGS AT HICKORY HOLLOW PHASE II, AS RECORDED IN INSTRUMENT NUMBER 20070620-0073436, RODC; SUCH TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERN ROW OF CROSSINGS BOULEVARD AND BEING THE NORTHEASTERN CORNER OF SAID LOT 18; THENCE ALONG SAID CROSSINGS BOULEVARD ROW WITH A CURVE TO THE LEFT HAVE A CENTRAL ANGLE OF 16° 54' 20", A LENGTH OF 437.39 FEET, A RADIUS OF 1482.39 FEET, A TANGENT OF 220.30 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74° 34' 35" EAST 435.81 FEET TO AN IRON ROD (NEW); THENCE SOUTH 82° 43' 34" EAST 51.34 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89° 59' 46", A LENGTH OF 70.68 FEET, A RADIUS OF 45.00 FEET, A TANGENT OF 45.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 37° 59' 59" EAST 63.64 FEET TO AN IRON ROD (OLD) ON THE WESTERN ROW OF SAID OLD FRANKLIN ROAD; THENCE ALONG SAID WESTERN ROW SOUTH 06° 59' 54" WEST 624.19 FEET TO AN IRON ROD (OLD);

THENCE NORTH 83° 00' 47" WEST 28.05 FEET TO AN IRON ROD (OLD); THENCE SOUTH 06° 52' 16" WEST 56.25 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21° 48' 31", A LENGTH OF 515.95 FEET, A RADIUS OF 1355.51 FEET, A TANGENT OF 261.13 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17° 47' 20" WEST 512.84 FEET TO AN IRON ROD (NEW) ON THE NORTHERN LINE OF SAID INTERSTATE 24; THENCE LEAVING THE WESTERN ROW OF SAID OLD FRANKLIN ROAD WITH THE NORTHERN ROW OF SAID INTERSTATE 24 NORTH 41° 49' 25" WEST 732.30 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEASTERN CORNER OF SAID LOT 18; THENCE LEAVING THE NORTHERN ROW OF SAID INTERSTATE 24 WITH THE EASTERN LINE OF SAID LOT 18 NORTH 48° 10' 35" EAST 165.02 FEET TO AN IRON ROD (NEW); THENCE NORTH 04° 47' 12" EAST 495.98 FEET TO AN IRON ROD (NEW); THENCE NORTH 23° 54' 30" EAST 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 605,225 SQUARE FEET, OR 13.89 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY BY ROBERT M. SEARSON, TENNESSEE REGISTERED LAND SURVEYOR NO. 1666, DATED JULY 1, 2011

BEING THE SAME PROPERTY CONVEYED TO KP NASHVILLE, LLC, a MISSOURI LIMITED LIABILITY COMPANY FROM FREELAND REALTY 3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 2017081-0078231, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Sheryl A. Snook, do hereby make oath that I am 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.

Sheryl A. Snook

State of Missouri

County of Jackson

Personally appeared before me, Karen L. Keehler, a notary public for this County and State, Sheryl A. Snook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen L. Keehler

My Commission Expires: 09-07-2018
Notary' Seal (if on paper)

KAREN L. KEEHLER
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 09-07-2018
Commission #14926782