THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **File No. 171114005**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 15th day of March, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 70834 DEEDQC
03/19/2018 02:04:27 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180319-0025777

QUITCLAIM DEED

Address New Owner: MSMS Properties Trust 4500 Alcott Dr Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 130 09 0 069.00 and 130 09 0 068.00 and 130 09 0 087.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John T. Moses, Trustee of The MSMS Properties Trust,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **John T. Moses, Trustee of The MSMS Properties Trust,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT 1:

A small tract or parcel of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, as follows:

Being the Westerly 0.42 of an acre of Lot No. 6 and the Easterly 1.58 acre of Lot No. 7 in Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, the plan of which is of record in Book 421, Page 64, Register's Office for said County, described as follows:

Beginning in the center of Meadow-Wood Drive at a point, the Southwest corner of the tract of 1.81 acres, more or less, conveyed by Bransford Realty Company to H. H. Heistand and wife, Lillie Heistand, by deed of record in Book 499, Page 100, said Register's Office, thence along the center of Meadow-Wood Drive in a Northwesterly direction 77 feet to a point, the Southeast corner of the tract of 1.75 acres conveyed by Bransford Realty Company to Ben S. Peffen and wife, Bessie B. Peffen, by deed of record in Book 499, Page 84, said Register's Office; thence North 28 degrees East 601 feet to a point, said Peffen's Northeast corner in the North margin of a 15 foot reserved strip; thence South 70(1/2) degrees East 211(1/2) feet to

said Heistand's Northwest corner in the North margin of said 15 foot reserved strip; thence along said Heistand's Westerly boundary line South 40 degrees West 643 feet to the beginning, containing 2 acres, more or less.

TRACT 2:

Being the Westerly part of the Northerly part of Lot No. 7 and the Easterly part of the Northerly part of Lot No. 8 on the Plan of Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in Book 421, Page 64, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., Surveyor, November 16, 1960, as follows:

Beginning on the Southerly margin of a 25-foot strip reserved for roadway, at the Northeast corner of Lot No. 6 on the Plan of Warner Court, Section 2, as of record in Book 2330, Page 124, said Register's Office; thence with the Southerly margin of said 25-foot strip, South 69 degrees 55 minutes East 171.99 feet to the Northwest corner of the property conveyed to William Buford Pate and wife, by deed from Bessie B. Peffen et al, of record in Book 2099, Page 252, said Register's Office; thence with said Pate's Westerly line, South 28 degrees 55 minutes West 269.94 feet to the center of Clydelan Court (proposed); thence with the center of said Court, North 34 degrees 01 minute West 19.37 feet to the beginning of a curve; thence around said curve with a radius of 154.12 feet, Northwestwardly 96.39 feet; continuing with the center of said Court, North 69 degrees 51 minutes West 25 feet to the Eastern boundary of the Plan of Warner Court, Section 2, thence with said boundary, North 20 degrees 08 minutes East 226.04 feet to the beginning. This conveyance is made subject to an easement for 15-foot strip along Northerly line of premises, as referred to in deed of record in Book 499, Page 84, said Register's Office, and as shown on plan of record in Book 421, Page 64, said Register's Office.

TRACT 3:

Being the Easterly 1.41 of an acre of lot numbered "eight" (8) and the Westerly .34 of an acre of lot numbered "seven" (7) in the Bransford Realty Co's Forrest Park Subdivision of part of Belle Meade, the plan of which is of record in Book 421, Page 64 of the Register's Office for Davidson County, Tennessee, and is more accurately described as beginning at a point in the Southern margin of a 25 foot strip reserved 659 feet South of the Northeast corner of Lot No. 10 in said plan; thence Southerly 28 degrees West 601 feet to a point in Meadow-Wood Drive; thence North 77 degrees West 83 feet to a point; thence North 19 degrees East 606 feet to a point in the Southern margin of Meadow-Wood Drive; thence in an Eastwardly direction and along the Southern margin of said Meadow-Wood Drive 172 feet to the point of beginning, and containing 1.75 acres, more or less, including and excluding a 15' strip reserved off the Northerly part of said lot for a road.

Included but excluded herefrom is the property conveyed to William Buford Pate and wife, from Ben S. Peffen and wife, as of record in Book 3162, Page 11, Register's Office, for Davidson County, Tennessee.

See survey for additional reference attached as "Exhibit A".

Being the same property conveyed to John T. Moses, Trustee of The MSMS Properties Trust by Warranty Deed from Susan Allison Raby Patton, Personal Representative of the Estate of Mary Pate Raby, Susan Allison Raby Patton, Individually, and Mary Anne Raby, Individually, recorded on December 8th, 2017 in Instrument No. 20171208-0125612, said Register's Office.

The purpose of this Quitclaim Deed is to combine Tract 1, Tract 2, and Tract 3 into one parcel and assign a single Tax ID number. This property shall now be known as:

120 Meadow Wood Dr Nashville, TN 37205

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of March, 2018.

MSMS Properties Trust

BY: John T. Moses, Trustee

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Moses, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that John T. Moses is a trustee of the MSMS Properties Trust, dated February 3rd, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

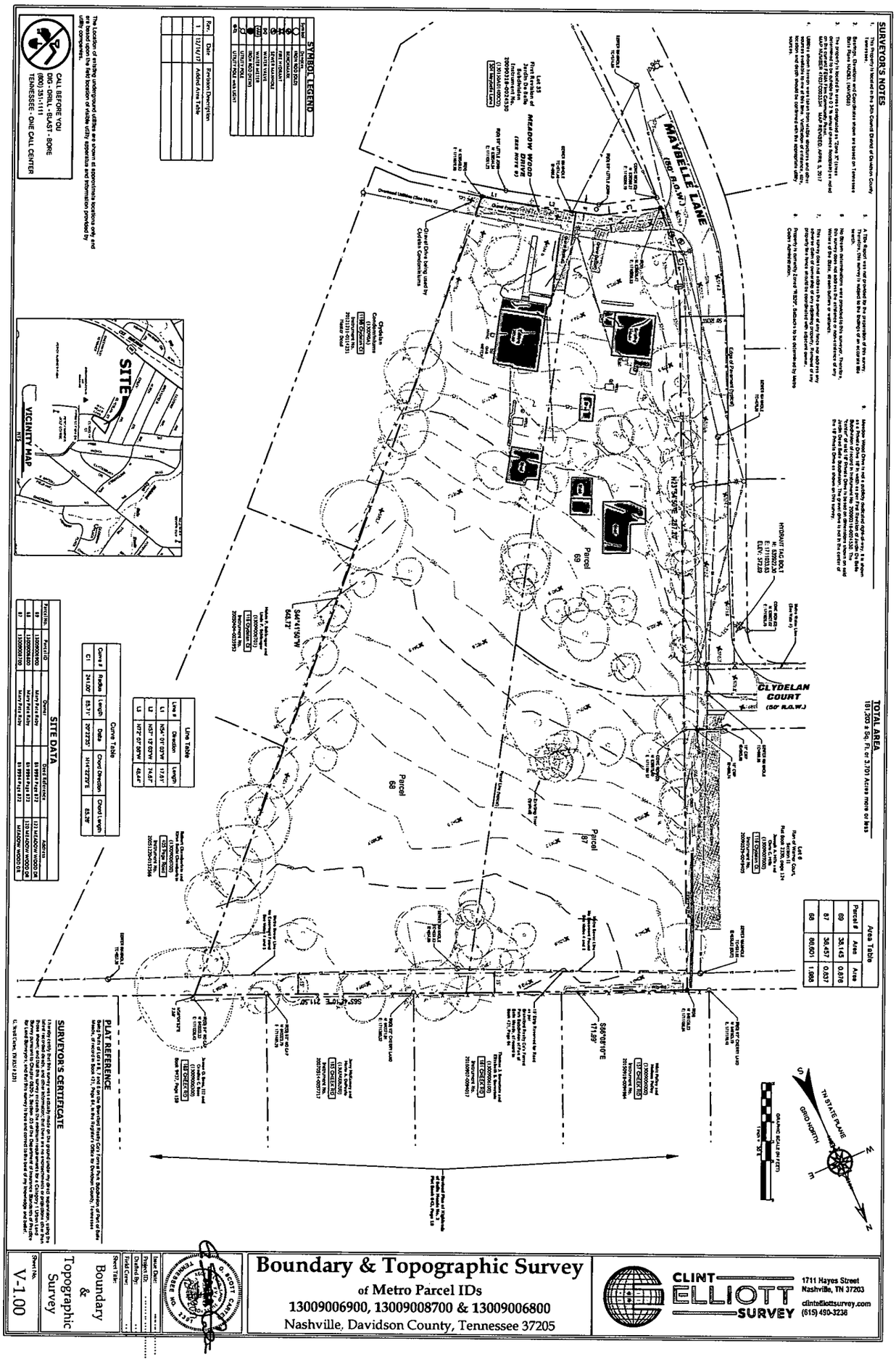
Witness my hand, at Office, this 14 day of March, 2018.

Notary Public

LAURA CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: My Commission Expires March 16, 2021

"EXHIBIT A"


SURVEYOR'S NOTES
SYMBOL LEGEND
Rev. Date Revision Description
1 12/14/17 Added Area Table
CALL BEFORE YOU DIG - DRILL - BLAST - BORE (800) 351-1111 TENNESSEE - ONE CALL CENTER
The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.
VICINITY MAP
SITE
MAYBELLE LANE (50' R.O.W.)
MEADOW WOOD DRIVE (50' R.O.W.)
CLYDELAN COURT (50' R.O.W.)
Parcel 69
Parcel 68
Parcel 87
TOTAL AREA
181,269 ± Sq. Ft. or 3.701 Acres more or less
Area Table
Parcel # Area Area
69 38,145 0.876
87 30,457 0.037
88 88,601 1.988
Curve Table
Curve # Radius Length Delta Chord Direction Chord Length
C1 241.00' 85.71' 20°22'35" N14°22'27"E 85.26'
Line Table
Line # Direction Length
L1 N34° 01' 03"W 17.01'
L2 N72° 07' 00"W 24.87'
L3 N72° 07' 00"W 48.44'
S44°41'50"W 648.17'
S65°58'10"E 171.89'
SITE DATA
Parcel No. Parcel ID Owner Deed Reference Address
69 13009006900 Metro Parks Bldg Bk 9994 Page 872 123 MEADOW WOOD DR
88 13009008700 Metro Parks Bldg Bk 9994 Page 872 120 MEADOW WOOD DR
87 13009006800 Metro Parks Bldg Bk 9994 Page 872 MEADOW WOOD DR
PLAT REFERENCE
SURVEYOR'S CERTIFICATE
TN STATE PLANE GRID NORTH
GRAPHIC SCALE IN FEET
Boundary & Topographic Survey
of Metro Parcel IDs
13009006900, 13009008700 & 13009006800
Nashville, Davidson County, Tennessee 37205
CLINT ELLIOTT SURVEY
1711 Hayes Street Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236
Boundary & Topographic Survey
Sheet No. V-1.00