After recording, return document
and send future tax statements to:

Brent Wheeler
309 Broadmoor Dr
Nashville, TN 37216

Bill Garrett Davidson County
Batch# 73847 DEEDQC
03/27/2018 04:14:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180327-0028723

This instrument prepared by:

Brent Wheeler
309 Broadmoor Dr
Nashville, TN 37216
517-881-5655

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 27th day of March , 2018 between the grantor,

Spartan Properties LLC, a limited liability company, located at 515 Allen St, Lansing, MI 48912

and the grantee,

Brent Wheeler, a single man, 309 Broadmoor Dr, Nashville, TN 37216

WITNESSETH, that in consideration of the sum of $1.00
one dollar
in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:

see Exhibit A

Parcel ID: 061-01-0-017.00

Commonly known as: 309 Broadmoor, Dr, Nashville, TN 37216

Source of title:

Being the same property conveyed to Spartan Properties LLC, a limited liability company, on February 13, 2018, in instrument number 20180213-0014265

THIS CONVEYANCE is made subject to:

any and all easements, restrictions and conditions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: _____
Print name: Brent Wheeler Member of Spartan Properties LLC
Capacity: Grantor

Signature: _____
Print name: Brent Wheeler
Capacity: Grantee

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Davidson

On this 27 day of March, 2018, before me personally appeared (Grantor) Brent Wheeler ; Brent Wheeler (Grantee), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that it executed the same as his free act and deed.

Signature: _____
Print name: Julie Crague
Title: Notary
My commission expires: 10/23/2019

JULIE CRAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
"LEGAL DESCRIPTION"

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Easterly half of Lot No. 3 on the unrecorded subdivision of a tract of land conveyed by Sue S. Cloyd to T.H. Wilhoite by deed of record in Book 782, Page 798, Register's Office for said County, described according to a survey make by Wm. Collier Parrish Associates, Civil Engineers, December 16, 1980, as follows:

Beginning at an iron stake on the Northerly margin of Broadmoor Drive, at the intersection of the Western boundary line of the property conveyed to A.T. Sledge and wife, by deed from T.H. Wilhoite and wife, as of record in Book 853, Page 137, Register's Office, and the Northerly margin of said Drive; thence with the Northerly margin of said Drive, North 87 degrees 30 minutes West 128.7 feet to an iron stake in the Eastern boundary line of the property conveyed to Connie Maud Cantrell Hensley by deed from Wm. L. Gray and wife, as of record in Book 1558, Page 485, said Register's Office; thence with said Hensley's Eastern boundary line, North 2 degrees 11 minutes East 300 feet to an iron stake at the Southwest corner of the property conveyed to Castleman Construction Company, by deed from Reba Pulley Bradford Deason and husband, of record in Book 3401, Page 327, said Register's Office; thence with the said Company's Southern boundary line, North 81 degrees 11 minutes East 132.94 feet to an iron stake in said Sledge's Western boundary line; thence with same, South 2 degrees 30 minutes West 326.07 feet to the beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIPTION BY DEED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4949, PAGE 493, SAID REGISTER'S OFFICE:

PARCEL 1:
Beginning at the point of intersection of the North margin of Broadmoor Runs and the East boundary of the Glendon L. DeCoursey property, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 16.00 feet to a point, thence South 83 degrees 49 minutes 18 seconds East 128.69 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 16.00 feet to a point, in the said North margin, thence along the said North margin North 83 degrees 49 minutes 18 seconds West 128.7 feet to the point of beginning.

PARCEL 2:
Beginning at the point of intersection of the East boundary of the Robert B. Smith property and the South boundary of the Earnest C. Deerman property, thence along the said South boundary North 85 degrees 00 minutes 42 seconds East 131.10 feet to a point thence South 6 degrees 37 minutes 57 seconds West 30.54 feet to a pint, thence along a curve left having a radius of 1120.92 Westwardly for 105.01 feet to a point, thence South 85 degrees 00 minutes 42 seconds West 25.26 feet to a point in the Smith East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 25.53 feet to the point of beginning.

The above described property is to be used for the construction of a controlled access highway and all right of Ingress and Egress to, from and across the same to and from abutting lands is hereby conveyed. However, access is provided to an access road described in Parcel 2 above.

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the Smith East boundary and the South margin of the access road described in Parcel 2 above, thence along the said South margin Westwardly 130.27 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 20.81 feet to a point, thence South 86 degrees 41 minutes 25 seconds West 130.42 feet to a point in the said East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 21.93 feet to the point of beginning and containing 2909 square feet.

Being the same property conveyed to Spartan Properties, LLC by Warranty Deed of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature
Brent Wheeler
Print name

SUBSCRIBED AND SWORN TO before me this 27 day of March, 2018.

Signature:
Print name: Julie Crague
Title: Notary
My commission expires: 10/23/2019

JULIE CRAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY