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# 87131 DEEDQC
05/01/2018 12:52:25 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20180501-0041134

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Buffalo Trail Partners Attention: James A. Campbell 8154 Hwy 70 S. Nashville TN 37221-1003	Same	060-08-0-025.00

State of Tennessee
County of Williamson

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

AFFIANT

Personally appeared before me, sworn to and subscribed before me this 31st day of January 2018.

My commission expires: _____

NOTARY PUBLIC

FOR NO CONSIDERATION CRG, LLC, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **BUFFALO TRAIL PARTNERS**, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, more particularly described on **Exhibit A** hereto and incorporated herein by reference.

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:
3003 Dickerson Road, Nashville, Davidson County, Tennessee, 37207-2901

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 31st day of January 2018.

GRANTOR: CRG, LLC, a Tennessee limited liability company

By: _____
CHARLES R. GARDNER, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, **Charles R. Gardner**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged himself to be the Managing Member of **CRG, LLC** a Tennessee limited liability company, the barginor, and that being authorized to do so, he executed the foregoing instrument for the purposes therein contained by signing his name as President and Manager of the company.

WITNESS my hand and official seal at Brentwood, Tennessee, this 31st day of January 2018.

_____
NOTARY PUBLIC

My commission expires: 05.23.18

EXHIBIT A

LEGAL DESCRIPTION

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a parcel of land in the 8th Councilmanic District of Davidson County, Tennessee, located on the east margin of Dickerson Pike, and on the north margin of Ben Allen Road, and being shown as Parcel 025.00 on Davidson County Tax Map 060-08, belonging to Larger Than Life LLC, as evidenced in Instrument Number 20130603-0055369, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel being part of Lot 3, on the Map of E.A. Lindsley's Subdivision on Dickerson Road as of record in Book 547, Page 144, and being more particularly described as follows:

BEGINNING at an iron pin located approximately 320 feet from an intersection at the north margin of Ben Allen Road and along the east margin of Dickerson Pike, said iron pin being the northwest corner of said Parcel 025.00, and said iron pin being the southwest corner of Parcel 023.00 as shown on Map 060-08, belonging to Regal Building Partnership, as evidenced in Instrument Number 20020805-0093425, in the Register's Office for Davidson County, Tennessee (RODCT), thence;

1) Leaving the east margin of Dickerson Pike, South 79 degrees 45 minutes 46 seconds East a distance of 377.07 feet to a pipe, said pipe being the northeast corner of the property herein described, thence;

2) With the east line of the property herein described, passing an iron pin at 0.60 feet South 17 degrees 16 minutes 41 seconds West, a total distance of 60.00 feet to an iron pipe, said pipe being an interior corner of the property herein described, thence;

3) Continuing with the east line of the property herein described, South 78 degrees 06 minutes 16 seconds East a total distance of 25.03 feet to an iron pin, said iron pin being the easterly most point of the property herein described, thence;

4) Continuing with the east line of the property herein described, South 16 degrees 26 minutes 24 seconds West a distance of 190.00 feet to an iron pin on the north margin of Ben Allen Road, said iron pin being the southeast corner of the property herein described hence;

5) With the north margin of Ben Allen Road, South 86 degrees 57 minutes 29 seconds West a distance of 132.57 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

6) Continuing with the north margin of Ben Allen Road, along a curve to the right, said curve having a radius of 1235.16 feet, having a chord bearing of North 89 degrees 13 minutes 09 seconds West, having a chord length of 164.70 feet, and having a delta angle of 07 degrees 38 minutes 44 seconds, a curve distance of 164.82 feet to an iron pin, said pin being the southeast corner of Parcel 024.00, as shown on Map 060-08, belonging to Quqieh, as evidenced in Instrument Number 20170712-0069962 (RODCT), said iron pin also being the southeast corner of the property herein described, thence;

7) Leaving the north margin of Ben Allen Road, and with the east line of Parcel 024.00, North 16 degrees 01 minutes 38 seconds East a distance of 150.00 feet to a mag nail, said mag nail being the northeast corner of said Parcel 024.00, and said mag nail being an interior corner of the property herein described, thence;

8) Continuing with the north line of Parcel 024.00, North 85 degrees 14 minutes 48 seconds West a distance of 118.73 feet to an iron pin, said iron pin being on the east margin of Dickerson Pike, and said iron pin being the westerly most point of the property herein described, thence;

9) With the east margin Dickerson Pike, North 17 degrees 06 minutes 19 seconds East, a distance of 170.00 feet to an iron pin, said iron pin being the point of BEGINNING, containing 2.2493 acres, or 97,983 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated January 26, 2018.

This property is also served by an Easement Agreement For Encroachment as of record in Book 7202, Page 802 (RODCT), and being more particularly described as follows:

To get to the point of BEGINNING, start at an iron rod located on the east margin of Dickerson Pike, said iron rod being the northwest corner of the property herein described, and said iron rod also being the southwest corner of said Parcel 023.00, thence;

South 79 degrees 45 minutes 46 seconds East a distance of 176.22 feet to a point on the line common to said Parcel 023.00, said point also being the point of BEGINNING, thence;

Leaving said common line, crossing said Parcel 023.00 South 80 degrees 01 minutes 46 seconds East a distance of 38.67 feet to a point, thence;

Continuing to cross said Parcel 023.00, South 10 degrees 06 minutes 13 seconds West a distance of 0.18 feet to a point, said point also being on the line common to said Parcel 023.00, thence;

With said common line North 79 degrees 45 minutes 46 seconds West a distance of 38.67 feet to a point, said point being the point of BEGINNING, containing 3 square feet more or less.

Being the same property conveyed to **CRG, LLC**, a Tennessee limited liability company by Quitclaim Deed dated January 25, 2018, from Larger Than Life, LLC, a Tennessee limited liability company, recorded as Instrument No. 20180126-0008454, Register's Office for Davidson County, Tennessee, having been conveyed to Larger Than Life, LLC by Special Warranty Deed dated May 31, 2013, from SunTrust Bank, a Georgia banking corporation, recorded on recorded on June 03, 2013 as Instrument No. 20130603-0055369, Register's Office for said county.