Bill Garrett Davidson County
Batch# 87265 DEEDQC
05/01/2018 04:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180501-0041338

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
KIPP Nashville 123 Douglas Avenue Nashville, Tennessee 37207 Attention: Anika Baltimore	164-038.00 164-039.00	Same as New Owner
This instrument prepared by: Bradley, Arant, Boult, Cummings, LLP (BSM) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **GRAND RESERVE NASHVILLE/ANTIOCH, LLC**, a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **KIPP NASHVILLE** (the "Grantee"), Grantee's successors and assigns, all of Grantor's 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 (the "Property").

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Claire Burke
Affiant

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

Subscribed and sworn to before me this 1 day of May, 2018.

Laci Tanner
Notary Public
My Commission Expires: 2/27/2021

7/4137234.1

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of this 30th day of April, 2018.

GRANTOR:

GRAND RESERVE NASHVILLE/ANTIOCH, LLC,
a Tennessee limited liability company

By: _____
Name: Juston Trimback
Title: Owner/Member

By: _____
Name: Steven W. Corbett
Title: Owner/Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, Yvette Lyn Meldrum, a Notary Public in and for the State and County aforesaid, personally appeared Juston Trimback, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner/Member of Grand Reserve Nashville/Antioch, LLC, the within named bargainor, and that as such Owner/Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Owner/Member.

WITNESS my hand and seal at office in Spring Hill, TN, this the 30th day of April, 2018.

_____
Notary Public
My Commission Expires: 7-11-2022

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, Yvette Lyn Meldrum, a Notary Public in and for the State and County aforesaid, personally appeared Steven W. Corbett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner/Member of Grand Reserve Nashville/Antioch, LLC, the within named bargainor, and that as such Owner/Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Owner/Member.

WITNESS my hand and seal at office in Spring Hill, TN, this the 30th day of April, 2018.

_____
Notary Public
My Commission Expires: 7-11-2022

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

7/4137234.1

201805010041338

Exhibit A

Legal Description

Tract I:

Being the following described real estate, situated within the THIRTYSECOND COUNCIL DISTRICT of Davidson County, Tennessee, and being that property which was conveyed to Grand Reserve Nashville/Antioch, LLC, by deed of record in Instrument No. 20150409-0031341 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southeast corner of Cooper, Instrument No 20150409-0031341, and being 50 feet southwest of the center of Murfreesboro Pike; runs thence with the right-of-way of Murfreesboro Pike along a curve to the left 329.12 feet, having a radius of 11,510.00 feet, and being subtended by a chord bearing and distance of South 41 degrees 42 minutes 10 seconds East, 329.11 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the northeast corner of Grand Reserve Nashville/Antioch, LLC, Instrument No. 20150409-0031342; thence with Grand Reserve Nashville/Antioch, LLC as follows:

South 52 degrees 03 minutes 32 seconds West, 409.54 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 52 degrees 48 minutes 32 seconds West, 850.00 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at a fence corner corner post in the east boundary of Village Ten of the Summerfield Subdivision, Instrument No. 20060718-0086558; thence with Village Ten of the Summerfield Subdivision, and Village Four of the Summerfield Subdivision, Instrument No. 20030401-0042979 a portion of the way North 08 degrees 47 minutes 01 second East, 643.00 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southwest corner of Cooper; thence with Cooper North 61 degrees 10 minutes 28 seconds East, 779.57 feet to the Point of Beginning and containing 9.30 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of L.I. Smith & Associates, 1100 Lebanon Pike, Ste 105, Nashville, TN 37210 on February 12, 2018. Bearings are based on the Tennessee State Plane Coordinate System, NAD 83.

Tract II:

Being the following described real estate, situated within the THIRTYSECOND COUNCIL DISTRICT of Davidson County, Tennessee, and being that property which was conveyed to Grand Reserve Nashville/Antioch, LLC, by deed of record in Instrument No. 20150409-0031342 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap stamped "L.I. Smith" set at the northeast corner of Darsinos, Instrument No 20070911-0108891, and being 50 feet southwest of the center of Murfreesboro Pike; runs thence with Darsinos as follows:

South 46 degrees 47 minutes 59 seconds West, 476.44 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 21 degrees 40 minutes 42" seconds East, 22.39 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set in a fence line being in the north boundary of the Belz-McDowell Properties, Instrument No. 00004713-0000299; thence with the Belz-McDowell Properties and generally with the fence South 79 degrees 27 minutes 18 seconds West, 1059.69 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southeast corner of Village Ten of the Summerfield Subdivision, Instrument No. 20060718-0086558; thence with Village Ten of the Summerfield Subdivision North 09 degrees 20 minutes 30 Seconds East, 163.18 feet to a a 5/8-inch rebar with cap stamped "L.I. Smith" set at a corner fence post at the southwest corner of Grand Reserve Nashville/Antioch, LLC, Instrument No. 20150409-0031341; thence with Grand Reserve Nashville/Antioch, LLC and generally with a fence as follows:

North 52 degrees 48 minutes 32 seconds East, 850.00 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

North 52 degrees 03 minutes 32 seconds East, 409.54 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set 50 feet south of the center of Murfreesboro Pike; thence with the right-of-way of Murfreesboro Pike as follows:

Along a curve to the left 7.99 feet, having a radius of 11,510.00 feet, and being subtended by a chord bearing and distance of South 42 degrees 32 minutes 30 seconds East, 7.99 feet to a a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 42 degrees 33 minutes 42 seconds East, 515.72 feet to the Point of Beginning and containing 13.21 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of L.I. Smith & Associates, 1100 Lebanon Pike, Ste 105, Nashville, TN 37210 on February 12, 2018. Bearings are based on the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to KIPP Nashville by deed of record in Instrument No. 201805010041337 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

