Bill Garrett Davidson County
Batch# 90283 DEEDQC
05/09/2018 08:11:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20180509-0044237

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Branstetter Legacy Partners, LLC 1111 Eller Lane Nashville, TN 37221	Same	156-000-114.00 156-000-139.00

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of One Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Trustees of the CECIL D. BRANSTETTER GST-EXEMPT TENNESSEE MARITAL TRUST, by these presents does hereby quitclaim and convey to BRANSTETTER LEGACY PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, all of their right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A and B hereof.

The description on Exhibit A and Exhibit B hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 8 day of May, 2018.

GRANTOR:

Jane B. Stranch, Co-Trustee

Jane B. Stranch, Co-Trustee of the Cecil D. Branstetter GST-Exempt Tennessee Marital Trust

Trustee

C. Dewey Branstetter, Jr., Co-Trustee of the Cecil D. Branstetter GST Exempt Tennessee Marital Trust

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jane B. Stranch, Co-Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of May, 2018.

Notary Public

RENEE F. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
8/20/2019

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared C. Dewey Branstetter, Jr., Co-Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of May, 2018.

Notary Public

RENEE F. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
8/20/2019

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant Trustee

Subscribed and sworn to before me
this 8 day of May, 2018.

Notary Public

RENEE F. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
8/24/2021

EXHIBIT A

BEING a tract of land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described from information compiled from deed calls, recorded subdivision plats and scaled dimensions, and not from actual field survey, as follows:

BEGINNING at the southeast corner of Lot Number One, Harpeth Valley Park, Section One, of record in Book 3600, page 93, R.O.D.C.

Thence, S. 7 degrees 54' W 62.9 feet to a point, in the northerly boundary of Hicks, et al, property;

Thence, westerly and southerly with said Hicks, et al, boundary as follows:

N 82 degrees 06' W, 310 feet, more or less;
S 20 degrees W, 500 feet;
S 70 degrees W, 375 feet
S 35 degrees W, 325 feet to a point in the centerline of Harpeth River

Thence, downstream with said centerline 10,355 feet, more or less, to a point;

Thence, S 10 degrees 51' 01" W, 385 feet, more or less, to appoint;

Thence, N 79 degrees 08' W 30.0 feet to a point;

Thence, S 10 degrees 51' W 283.0 feet to a point;

Thence, S 37 degrees 06' E 267.7 feet to a point;

Thence, S 53 degrees 31' E 183.3 feet to a point;

Thence, S 69 degrees 36' E 215.7 feet to a point;

Thence, S 89 degrees 48' E 215.7 feet to a point;

Thence, N 70 degrees 10' E 212.4 feet to a point;

Thence, N 60 degrees 44' E 482.9 feet to a point;

Thence, N 67 degrees 54' E 106.9 feet to a point;

Thence, N 23 degrees 26' 19" W, 50.0 feet to the southwest corner of Lot Number 751, Section Two, Harpeth Woods, of record in Book 5200, page 280, R.O.D.C.

Thence, with the boundary of said Section Two, Harpeth Woods as follows:

N 67 degrees 54' E, 148.02 feet;
N 37 degrees 43' 35" E, 99.48 feet;
N 67 degrees 54' E, 290.00 feet;
S 81 degrees 55' 35" E, 99.48 feet;
N 67 degrees 54' E, 488.71 feet;
N 49 degrees 36' 42" E, 349.77 feet;
N 36 degrees 30' 30" E, 469.58 feet to a point in the southerly boundary of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, R.O.D.C.

Thence, with the boundary of said Harpeth Valley Park, Section 3, as follows:

S 89 degrees 49' E, 249.3 feet;
N 57 degrees 10' E, 294.9 feet;
N 33 degrees 10' E, 500.1 feet to a point, said point being the southwest corner of Warner Park Estates Company property, of record in Book 5089, page 597, R.O.D.C.

Thence, N 85 degrees 55' E, 591.0 feet to a point;

Thence, N 14 degrees 39' E, 671.3 feet to a point;

Thence, N 81 degrees 24' W, 655.0 feet to a point in the easterly boundary of Harpeth Valley Park, Section One, of record in Book 3600, page 93, R.O.D.C.;

Thence, with the boundary of said Harpeth Valley Park, Section One, as follows:

N 29 degrees 58' E, 395.1 feet;
N 78 degrees 42' E, 165.6 feet;
S 67 degrees 24' E, 177.3 feet;
Northerly with a curve to the left having a radius of 525.0 feet, 124.8 feet;
N 8 degrees 59' E, 48.2 feet;
Easterly with a curve to the left having a radius of 375.0 feet, 18.7 feet;
S 81 degrees 01' E, 6.3 feet;

N 8 degrees 59' E, 214.9 feet;
S 78 degrees 55' E, 836.9 feet;
S 28 degrees 47' E, 247.7 feet;
S 33 degrees 17' E, 352.1 feet;
S 56 degrees 43' E, 221.9 feet;
N 87 degrees 34' E, 105.5 feet;
S 33 degrees 28' E, 142.1 feet;
Northeasterly with a curve to the left having a radius of 380.0 feet; 87.9 feet;
S 46 degrees 43' E, 187.5 feet to the point of beginning.

Containing 156.8 acres, more or less.

Included in the above descriptions, but specifically excluded from this conveyance are the transfers made by deeds from Cecil D. Branstetter to:

1. Bellevue Exchange Club Foundation, of record at Book 8656, Pages 437-39;
2. Youth Incorporated, of record at Instrument Number 20000711-0068431;
3. Larry B. Felts, Trustee, of record at Instrument Number 20061121-0144759; and
4. Bellevue Exchange Club Foundation, of record at Instrument Number 20081231-0124001

Being the same property conveyed by deed of record as Instrument #20171116-0117832.

24371370.1

EXHIBIT B

October 2002

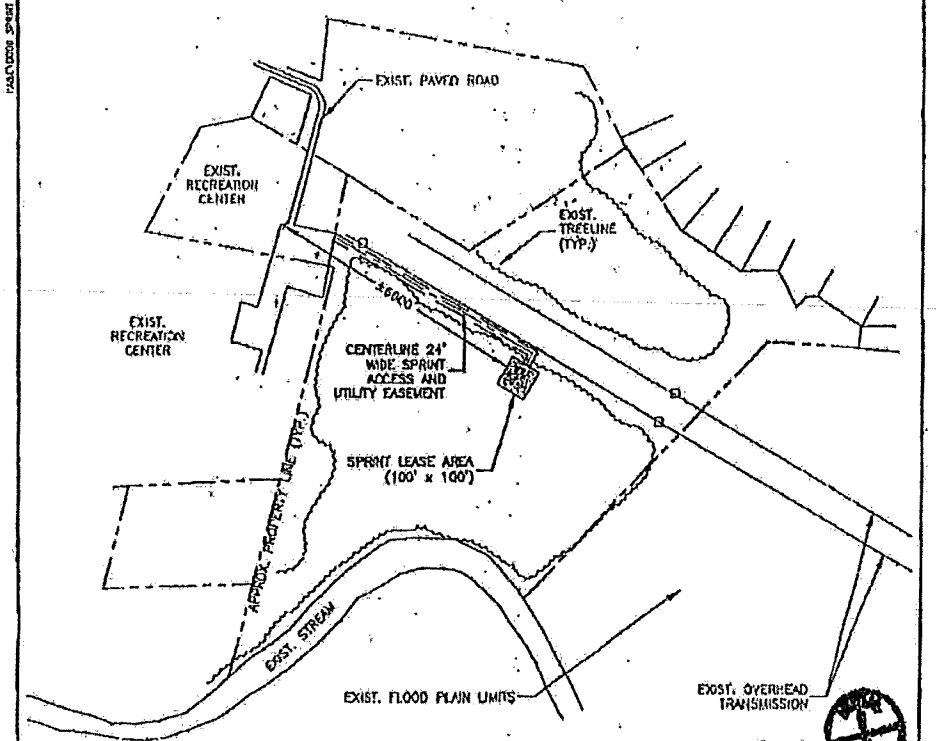
Site Name: Harpeth Field

Sprint PCS Site ID #: NA60XC011B

ADDENDUM 2

NOTES:

1. SPRINT AND OWNER AGREE TO MODIFY LEASE PARCEL SIZE AND CONFIGURATION IF REQUIRED TO OBTAIN NECESSARY ZONING APPROVALS.
2. LEASED AREA SHALL INCLUDE 24 HOUR, 7 DAY ACCESS FROM PUBLIC PROPERTY TO EQUIPMENT AND ANTENNAS.
3. LEASED PREMISES SHALL INCLUDE SUITABLE AREA WITHIN LANDLORD'S SPACE FOR ROUTING OF CABLE AND UTILITIES BETWEEN THE EQUIPMENT AREA, MOUNTED ANTENNAS, AND UTILITY SERVICE ENTRANCE LOCATIONS FOR THE NECESSARY CONNECTION FOR EACH.
4. THE OWNER AND SPRINT HEREBY AGREE TO THE GENERAL LEASE AREA LOCATION SPECIFIED ON THIS LEASE EXHIBIT. THE EXACT LOCATIONS OF BASE STATION EQUIPMENT, CABLES, UTILITIES, AND ANTENNAS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND ULTIMATELY THE LEASEABLE AREA MAY BE MODIFIED TO REFLECT THE FINAL ENGINEERING DESIGN.
5. PROPERTY LINES DEPICTED HEREON ARE TAKEN FROM AVAILABLE TAX MAPS AND ARE APPROXIMATE ONLY.



LEASE PLAN
SCALE: 1"=400'

1"=400' 400 0 400

E-1

NOTE: OWNER AND SPRINT MAY, AT SPRINT'S OPTION, REPLACE THIS EXHIBIT WITH AN EXHIBIT SETTING FORTH THE LEGAL DESCRIPTION OF THE PROPERTY ON WHICH THE SITE IS LOCATED AND/OR AN AS-BUILT DRAWING DEPICTING THE SITE.

OWNER INITIALS: DATE:
SPRINT INITIALS: DATE:

DWG. 1 OF 1

REV	DATE	DESCRIPTION

TAX MAP NO.: 156000114.00
ZONING CLASS: RS40
JURISDICTION: METRO DAVIDSON CO.
OWNERS NAME: CECIL BRANSTETTER

Sprint

ALCOA

ALCOA Wireless Services, Inc.
301 CLIFF DRIVE
ALPHARETTA, GA 30005
Office (770) 663-8813
Fax (770) 663-6471

APPROX. SCALE: 1"=100'
DATE: 11/25/03

LEASE EXHIBIT PLAN
SITE I.D. NA60XC011B
SITE ADDRESS: (HARPETH FIELD)
938 FOOTPATH DRIVE
NASHVILLE, TENNESSEE 37221

True Copy Certification

I, A. Danielle Burns, 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

