Bill Garrett Davidson County
Batch# 91198 DEEDQC
05/11/2018 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180511-0045453

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
c/o Brookside Properties, Inc. 2002 Richard Jones Road Suite 200-C Nashville, Tennessee 37215	c/o Brookside Properties, Inc. 2002 Richard Jones Road Suite 200-C Nashville, Tennessee 37215	17100000200
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **100 FRANKLIN ROAD PARTNERS**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim, transfer and convey to **BPI CRABTREE FAMILY INVESTMENTS, LLC**, a Tennessee limited liability company ("BPI Crabtree"), as to a one percent (1%) undivided interest, **DAVID P. CRABTREE, TRUSTEE OF THE DIANE M. CRABTREE 2012 FAMILY TRUST**, a trust formed under the laws of the State of Tennessee ("Crabtree Trust"), as to a thirty-two and one-third percent (32 1/3%) undivided interest, **BPI WILLIAM M. WARFIELD FAMILY INVESTMENTS II, LLC**, a Tennessee limited liability company ("BPI Warfield"), as to a thirty-three and one-third percent (33 1/3%) undivided interest, and **BPI H. RODES HART, JR. FAMILY INVESTMENTS II, LLC**, a Tennessee limited liability company ("BPI Hart"), as to a thirty-three and one-third percent (33 1/3%) undivided interest (BPI Crabtree, Crabtree Trust, BPI Warfield, and BPI Hart being collectively referred to as "Grantee"), their respective successors, heirs and assigns, as tenants in common with each other, all of Grantor's right title and interest in certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 100 Franklin Road, Brentwood, Williamson County, Tennessee 37027.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 10 day of May, 2018.

Notary Public

My Commission Expires: 05-03-21

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 11 day of May, 2018.

GRANTOR:

100 FRANKLIN ROAD PARTNERS

By: BPI Crabtree Family Investments, LLC,
a Tennessee limited liability company,
Managing Partner

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, DELSA J. CARTER, a Notary Public in the state and county aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, the Managing Partner of 100 Franklin Road Partners, a Tennessee general partnership, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said partnership for the purposes therein contained as the President of the Managing Partner of the within named Grantor.

WITNESS my hand, at office, this 10 day of May, 2018.

_____
Notary Public

My Commission Expires: 05-03-21

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

EXHIBIT A

(LEGAL DESCRIPTION)

Being a parcel of land lying in the 31st Councilmanic District of Nashville, Davidson County, Tennessee. Said Parcel is located in the southeast quadrant of the intersection of Old Hickory Boulevard and Franklin Pike and being more particularly described as follows:

Beginning at a point in the easterly margin of Franklin Pike approximately 358 feet south of Old Hickory Boulevard at the northwest corner of Kimbro Oil Company of record in Deed Book 1450, page 804 shown as Lot 1, Wilkins & Campbell Subdivision of record in Plat Book 7900, page 201, RODC and being the southwest corner of the herein described property; thence with the easterly margin of said Franklin Pike N 25°31'30" E a distance of 69.64 feet to a point; thence continuing with said margin, with a curve turning to the left with an arc length of 289.15 feet, with a radius of 1475.39 feet, with a chord bearing of N 20°00'56" E, with a chord length of 288.69 feet to a point in the southerly margin of Old Hickory Boulevard; thence with the said margin N 72°15'35" E a distance of 11.17 feet to a point in the westerly margin of the CSX Transportation Rail Road; thence, with the westerly margin of said CSX, S 02°09'35" W a distance of 222.86 feet to a point; thence continuing with the margin, S 02°47'27" E a distance of 150.00 feet to a P.K. nail at the northerly corner of said Kimbro Oil Company; thence with the said Kimbro Oil Company the next three calls: S 80°02'33" W a distance of 67.44 feet to a point; thence, N 48°46'27" W a distance of 34.59 feet to an iron pin; thence, N 62°30'34" W a distance of 51.76 feet to the point of beginning and containing 25,333 square feet or 0.58 acres more or less.

Being part of the same property conveyed to 100 Franklin Road Partners, a Tennessee general partnership, by Quitclaim Deed from 100 and 122 Franklin Road Partnerships, a Tennessee general partnership of record in Instrument No. 20140903-0080359, 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:

