Bill Garrett Davidson County
Batch# 96915 DEEDQC
05/25/2018 01:00:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180525-0050387

This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Russell E. Creager
Gwen M. Creager
4105 Lancashire Dr.
Antioch, TN 37013

Send Tax Bills to:
Same as new owner

Map/Parcel:
149 08 0 020.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Creager Part A, LLC**, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Russell E. Creager and wife, Gwen M. Creager**, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LEGAL DESCRIPTION CONTIAINED IN ATTACHED EXHIBIT A

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 2618/2622/2626 Murfreesboro Pike, Nashville, Tennessee.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of May, 2018.

Creager Part A, LLC, Grantor

By _____
Russell E. Creager, President

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Russell E. Creager, with whom I am personally acquainted and who upon oath acknowledged himself to be the President of Creager Part A, LLC, and who being authorized to do so, executed the within and foregoing instrument in the capacity and for the purposes therein contained on behalf of the company.

Witness my hand and official seal this 22nd day of May, 2018.

Allison Jeanne
Notary Public
My Commission Expires: 09/07/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to distribute property from a dissolved limited liability company to its members.

J. Randall Hooper, Attorney

Subscribed and sworn to before me this 22nd day of May, 2018.

Allison Jeanne
Notary Public
My Commission Expires: 09/07/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION
2618/2622/2626 MURFREESBORO PIKE

TRACT ONE:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, on August 23, 1949, as follows:

BEGINNING at an iron pin on the northeasterly margin of the Murfreesboro Road, 405.6 feet northwesterly from the center line of Bell Lane; thence north 47 degrees 15 minutes east 258.2 feet to an iron pin in the center of a branch; thence south 32 degrees west 272.7 feet to a point in the northeasterly margin on Murfreesboro Road; thence with same north 42 degrees west 69.6 feet to the point of beginning.

TRACT TWO:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

Beginning at a point in the northeasterly margin of Murfreesboro Pike, 405.6 feet north-westerly from the center line of Bell Lane; thence north 47° 15' east 258.2 feet to an iron pin in the center of a branch; thence with the center of said Branch, north 32° east 260.3 feet to a point; thence north 45° east 121 feet to a point in the line of the land belonging to Sanders; thence with the Sanders' line, north 61° 20' west 153 feet to a point; thence south 42° 49' west 271.4 feet to a point; thence south 42° east 65 feet to a point; thence south 42° 49' west 300 feet to a point in the margin of Murfreesboro Road; thence with the margin of said Road, south 42° east 146.4 feet to the point of beginning.

TRACT THREE:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

BEGINNING at an iron pin in the northeasterly margin of Murfreesboro Pike, which pin is 552 feet northwesterly from the center line of Bell Lane; thence north 42° 49' east 300 feet to a point; thence north 42° west 65 feet to a point in the south line of the Sanders Property; thence with Sanders' south line, south 42° 49' west 300 feet to the margin of Murfreesboro Pike or Road; thence with the margin of the same, south 42° east 65 feet to the point of beginning.

Tracts One, Two and Three being the same property conveyed to Creager Part A, LLC by deed from Mary Nell Creager, as Trustee of the Creager Trust dated November 8, 1994, of record in Instrument No. 20101229-0103489, as corrected by affidavit of scrivener's errors of record in Instrument 20180409-0033087, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for Tract Three conveyed in this transaction for the reasons stated in affidavit of scrivener's errors of record in Instrument 20180409-0033087, Register's Office for Davidson County, Tennessee.