Bill Garrett Davidson County
Batch# 102965 DEEDQC
06/11/2018 11:05:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180611-0055710

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS.:**
M&R Land Co., LLC 2435 Hidden River Lane Franklin, TN 37069-6933	New Owner	Map 59 Parcels 063, 195, 223 and 224

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, EWING'S CREEK, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys unto M&R LAND CO., LLC, a Tennessee limited liability company, its successors in interest and assigns ("Grantee") all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 4th day of June, 2018.

NOTARY PUBLIC

Tanika M. Cox
State of Tennessee
Notary Public
Davidson County

MY COMMISSION EXPIRES:
5/6/19

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the ___ day of _____, 2018.

GRANTOR:

EWING'S CREEK, LLC

BY: _____
Name: Roy M. Dale
Title: Vice President and Secretary

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Tanika M. Cox, a Notary Public, Roy M. Dale, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President and Secretary of EWING'S CREEK, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 7th day of June, 2018.

Tanika M. Cox
NOTARY PUBLIC

Tanika M. Cox State of Tennessee Notary Public Davidson County

MY COMMISSION EXPIRES:
5/6/19

EXHIBIT "A"

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of lands conveyed by Quitclaim Deed to Ewing's Creek, LLC, of record in Instrument Number 20080904-0090676, in the Register's Office for Davidson County (R.O.D.C., TN) and lands conveyed by Quitclaim Deed to Michael J. Nacarato, Jr., of record in Instrument Number 20120702-0058064, R.O.D.C.,TN, including a Reserve Parcel of land that is currently all of Parcel 195 and is more particularly described as follows:

Beginning at an iron rod set with a Dale and Associates cap found along the southwesterly margin of Whites Creek Pike, said rod being 5 feet from the northern most corner of Lot 1 of the Hahn Commercial Subdivision, of record in Plat Book 5305, Page 654, R.O.D.C., TN;
thence leaving said margin and with the subdivision, South 53 degrees, 49 minutes, 27 seconds West, a distance of 352.16 feet to a point;
thence along the Lot line, South 36 degrees, 09 minutes, 56 seconds East, a distance of 230.02 feet to a capped iron rod as set by TNRLS 213;
thence along the northerly margin of Rowan Drive, South 52 degrees, 20 minutes, 52 seconds West, a distance of 13.50 feet to a point;
thence leaving said margin and with the line of Section 4 Haynes Manor, of record in Plat Book 4175, Page 90, North 84 degrees, 01 minutes, 59 seconds West, a distance of 236.64 feet to a ½" iron rod;
thence North 84 degrees, 00 minutes, 10 seconds West, a distance of 572.95 feet to a point;
thence with Section 3 of Haynes Manor, of record in Plat Book 4175, Page 11, North 84 degrees, 03 minutes, 33 seconds West, a distance of 772.37 feet to a point;
thence with Section 1 or Royal Garden Estates, of record in Plat Book 4300, Page 167, R.O.D.C., TN, North 84 degrees, 21 minutes, 43 seconds West, a distance of 387.51 feet to a point;
thence North 84 degrees, 12 minutes, 05 seconds West, a distance of 154.80 feet to an uncapped ½" iron rod;
thence with Section 1 of Ewing Valley, of record in Plat Book 4300, Page 167, R.O.D.C., TN, North 29 degrees, 11 minutes, 48 seconds East, a distance of 510.37 feet to an uncapped 5/8" iron rod;
thence North 60 degrees, 45 minutes, 10 seconds West, a distance of 143.73 feet to a ½" iron rod;
thence South 29 degrees, 18 minutes, 48 seconds West, a distance of 15.01 feet to a point;
thence North 60 degrees, 51 minutes, 59 seconds West, a distance of 94.39 feet to a point;
thence leaving said subdivision and along a new line, North 67 degrees, 07 minutes, 12 seconds East, a distance of 1520.25 feet to a point along the southwesterly margin of Whites Creek Pike;
thence along said margin, South 41 degrees, 52 minutes, 40 seconds East, a distance of 940.14 feet to a point;
thence with a curve turning to the right, with an arc length of 331.37 feet, having a radius of 3,827.16 feet, a chord bearing of South 39 degrees, 23 minutes, 50 seconds East, and a chord length of 331.27 feet to the point of beginning, having an area of 1,884,310.4 square feet or 43.26 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on August 14, 2017 and is based on survey work conducted by Dale and Associates in January of 2017.

Being a portion of the same property conveyed to Ewing's Creek, LLC, by deed of record as Instrument Number 20170823-0086728, R.O.D.C., TN.