Bill Garrett Davidson County
Batch# 106009 DEEDQC
06/18/2018 04:03:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180618-0058592

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Address New Owner(s):
M11 Land Co, LLC
1207 D McGavock Street
Nashville, Tennessee 37203

Send Tax Bills to:
SAME

Map and Parcel:
Map 93-09
Parcel 344.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHP, LLC,** a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **M11 LAND CO, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property located on 11th Avenue South, Nashville, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 15 day of June, 2018.

CHP, LLC, a Tennessee limited liability company

By: _____
James W. Caden, Jr., President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Caden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of CHP, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President being 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 President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15 day of June, 2018.

_____
Notary Public

My Commission Expires: 11-5-18

NANCY NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 15th day of June, 2018.

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Notary Public

My Commission Expires: 7/5/21

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled LOI 2 Lot Subdivision, of record in Instrument No. 20180518-0047995, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at an iron pin found in the westerly margin of 11th Avenue South thence with said right-of-way N 19° 50' 41" 295.20' to an iron pin set;

Thence with said right-of-way with a curve to the left having an arc length of 71.39', a radius of 530.00' and a chord bearing N 23° 42' 16" W 71.34' to an iron pin set;

Thence with said right-of-way N 27° 33' 47" W 110.52' to an iron pin set;

Thence leaving said right-of-way N 62° 32' 11" E 93.45' to an iron pin set;

Thence S 27° 08' 04" E 408.00' to an iron pin found;

Thence S 62° 51' 56" W 40.00' to an iron pin found;

Thence S 27° 08' 04" E 67.00' to an iron pin set;

Thence S 62° 48' 58" W 94.35' to the point of beginning.

Containing an area of 48,166.60 square feet or 1.11 acres more or less, described according to the ALTA/NSPS Land Title Survey, dated June 5, 2018, last revised June 13, 2018, prepared by Timothy Mark Donlon, Tennessee No. 2297, Donlon Land Surveying, LLC, 8120 Sawyer Brown Road, Suite 110A, Nashville, Tennessee 37221, Job No. 218042.

Being a portion of the same property conveyed to CHP, LLC, a Tennessee limited liability company, by deeds from GANNETT SATELLITE INFORMATION NETWORK, INC., a Delaware corporation, of record in Instrument Nos. 20120730-0066619 and 20120730-0066620, dated July 26, 2012, Register's Office for Davidson County, Tennessee.