THIS INSTRUMENT PREPARED BY: Maggie L. Smith Cameron Worley, P.C. 112 Westwood Place, Suite 240 Brentwood, Tennessee 37027 MAGDALENE L. SMITH STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The conveyance herein is by quitclaim deed, and the amount of tax due is controlled by T.C.A. §67-4-409(a)(4). The actual consideration for this transfer is $-0-. Affiant Sworn to and subscribed before me, this 19th day of June, 2018. Notary Public My Commission Expires: 10/14/19

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
J.D.P. Properties General Partnership P. O. Box 1516 Franklin, TN 37065	Same	Map 149, Parcel 113 Map 149, Parcel 266

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the herein named Grantee, and for other good and valuable consideration, **D. H. PEPPERS** (the "Grantor") has bargained and sold and by these presents does transfer, quitclaim, and convey unto **J.D.P. PROPERTIES GENERAL PARTNERSHIP**, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to an undivided 60% interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 2700 Murfreesboro Pike and unimproved property known as Anderson Road, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all instruments of record in the Register's Office of this county affecting this property.

Bill Garrett Davidson County
Batch# 106848 DEEDQC
06/20/2018 12:29:58 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20180620-0059439

9385-18001-164

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the ____ day of June, 2018.

D. H. PEPPERS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Kay L. McAlister, a Notary Public of said county, D.H. PEPPERS, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained therein by signing his name thereto.

Witness my hand and seal, at office, in Brentwood, Tennessee, this 19 day of June, 2018.

KAY L. McALISTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kay L. McAlister
Notary Public
My Commission Expires: 1.8.19

EXHIBIT A

Four tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. I: A small tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northeast margin of the Murfreesboro Pike at the southwest corner of property owned by S. H. Hayes and wife; thence with the margin of said Pike, westwardly 156-1/2 feet to a point; thence in a northeastwardly direction 177 feet to the westerly line of the Hayes property; thence with the westerly line of said property southwardly 231 feet to the point of beginning.

TRACT NO. II: A certain tract or parcel of land located in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to an unrecorded plat or survey made by Z. J. Wilkinson, Surveyor, on May 22, 1954, as follows:

Beginning at an iron pin set in a fence corner on the northeasterly edge, or margin of Murfreesboro Road or Pike; said point being the southwest corner of the tract of land conveyed to Leon M. Holman by deed from Bettie Hays, et al, of record in Book 1733, page 411, of the Register's Office for said County, and conveyed by deed to Frank Holman and wife, Eula H. Holman, by deed from Leon M. Holman, et ux, of record in Book ____, page ____, of said Register's Office; thence north 3° 00' east, following a fence line 1045.4 feet to an iron pin set in a fence corner and being in the southerly margin of a tract of land formerly owned by Joseph A. Bland; thence south 87° 30' east, along a fence line between this property and said Bland' s former line, 520.5 feet to an iron pin and stone and fence corner, said point being the northeast corner of the tract of land herein conveyed; thence south 3° 35' west, following a fence line, 518.7 feet to an iron pin set in a fence corner; thence north 80° west, along a fence line 106.2 feet to an iron pin set in a fence corner; thence south 5° west, following a fence line, 225.2 feet to an iron pin set in a fence corner; thence south 31° west, following a fence line, 191.3 feet to an iron pin set in a fence corner; thence south 43° 30' west, following a fence line, 91.1 feet to an iron pin set in a fence corner; thence south 40° east, following a fence line, 30.4 feet to an iron pin set in a fence corner; thence 50° west, following a fence line, 224.4 feet to an iron pin set in the northeasterly edge or margin of said Murfreesboro Road or Pike; thence north 46° 30' west, along the margin or edge of said Pike, 158 feet to the point of beginning , and **containing 10.82 acres**, more or less.

EXCLUSION FROM TRACT NO. II: Included in the above description, but excluded therefrom, a strip of land conveyed to State of Tennessee by deed from L. M. Holman, et al, of record in Book 2905, page 639, Register's Office for said County, described as follows:

A strip of land extending from Survey Station 470+67 at the boundary line of the lands of C. W. Ward to Station 471+89 at the boundary line of the lands of Frank Holman 122 feet along, and bounded on the sides as follows: On the northwest by C. W. Ward; on the southeast by Frank Holman; on the southwest by the present right-of-way line of State Route No. 1, and on the northeast by a line northeast of parallel to and 50 feet from the center line of the proposed Highway as staked out, **containing 0.14 acres**, more or less.

TRACT NO. III: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being Lot No. 13 and a tract of land lying south of and adjacent to Lot Nos. 7 to 13 marked "Future Development" on the Plan of Dorhill Acres, Section One, as of record in Book 2330, page 2, Register' s Office for Davidson County, Tennessee.

Said Lot 13 fronts 104.3 feet on the southerly side of Anderson Road and extends back between lines 400 feet to a dead line, measuring 102 feet thereon. Said tract of land marked "Future Development" is described as follows:Beginning at the southeast corner of said Lot No. 13, south 3° 15' West 400 feet from the southerly margin of Anderson Road; thence with the southerly boundary line of Lot Nos. 7 to 13 inclusive, north 86° 541 west 702 feet to the eastern boundary line of Lot No. 4 on said plan; thence with the eastern boundary line of Lot Nos. 1 to 4 inclusive, south 19° 38' west 252.2 feet to the northern boundary line of the J. H. Culbertson property; thence with said line north 76° 04' west 257.1 feet and north 88° 16' west 520.5 feet to the western boundary line of the Leila J. Palmer property; thence with said line north 3° 15' east 279.2 feet to the beginning.

TRACT NO. IV: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the centerline of the Murfreesboro Pike about 700 feet southeasterly beyond the centerline of Bell Road where it intersects the centerline of the Murfreesboro Pike; thence along the centerline of the Murfreesboro Pike, north 46 degrees, 30 minutes west 200 feet, more or less, to a point; thence along said centerline north 45 degrees 15 minutes west 100 feet more or less, to a point; thence along said centerline north 42 degrees 30 minutes west 98 feet, more or less, to a point on said centerline; thence, leaving the said Pike along a fence which is the easterly boundary of a Lot known as the Quarry Lot, north 27 degrees east 575.3 feet more or less, to a tree, being the northeast corner of said Quarry Lot; thence along the northerly margin of said Quarry Lot following as near as possible, a fence line, north 68 degrees 32 minutes west 379 feet, more or less, to the centerline of Bell Road; thence along the centerline of Bell Road north 14 degrees 30 minutes east 258.4 feet more or less, to a point; thence along said centerline north 16 degrees 15 minutes east 316 feet, more or less, to a point; thence leaving said road and following the centerline of Anderson Road , north 54 degrees east 200 feet, more or less, to a point; thence along the centerline of Anderson Road south 87 degrees 15 minutes east 500 feet, more or less, to a point; thence along said centerline south 86 degrees 45 minutes east 397.3 feet, more or less to a point on said centerline; thence leaving said Anderson Road, and with a fence line near a stone wall south 2 degrees 50 minutes west 701.5 feet to a post and corner; thence north 88 degrees 15 minutes west along a fence line 520.6 feet, more or less to a post and corner; thence along fence line south 2 degrees 25 minutes west 583.5 feet, more or less, to a post and corner; thence south 42 degrees west 383.2 feet, more or less, along a fence line to the point of beginning.

EXCLUSION NO. I FROM TRACT NO. IV: Included in the above description, but excluded therefrom, a tract of land conveyed to Dannie E. Culbertson, a widow, by John G. Savage and wife, Sylvia B. Savage, by deed dated May 8, 1956, as recorded in Book 2538, page 511, Register's Office for Davidson County, Tennessee, being land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Commencing at a point 354 feet east of the boundary line of Bell Lane, said point of Bell Lane 442 feet from the centerline of Murfreesboro Road; thence north 21 degrees 23 minutes east distance of 148.5 feet to a point; thence south 76 degrees 04 minutes east a distance of 257.1 feet to a point; thence south 4 degrees 19 minutes west a distance of 111 feet to a point; thence north 86 degrees 41 minutes west a distance of 248.4 feet to a point; thence north 86 degrees 32 minutes west a distance of 57.2 feet to the point of beginning.

EXCLUSION NO. II FROM TRACT NO. IV: Included in the above description, but excluded therefrom, a tract of land conveyed by Dannie E. Culbertson, a widow, to J. E. Moss, August 24, 1954, recorded in Book 2276, page 95, Register's Office for Davidson County, Tennessee, being land in the Second, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey by Wm. Collier Parrish Associates, Engineers, April 15, 1954, as follows:

Beginning at the southeast corner of Bell Lane and Anderson Road, as widened pursuant to a right of way Deed of record in Book 1853, page 194, Register's Office for said County; thence with the southerly margin of said Anderson Road, as widened, north 56 degrees 27 minutes east 98.3 feet to the beginning of a curve; thence around said curve, having a radius of 548 feet, northeastwardly 245.5 feet to a stake in the southerly margin of said road; thence continuing with said Road south 86 degrees 54 minutes east 716.5 feet to a stake; thence south 3 degrees 15 minutes west 679.2 feet to a stake and post; thence north 88 degrees 16 minutes west 520.5 feet to a stake by a post; thence north 76 degrees 4 minutes west 257.1 feet to a stake; thence south 21 degrees 23 minutes west crossing a pond in all 148.4 feet to a stake and dead tree; thence north 68 degrees 32 minutes west 354 feet to an iron stake on the easterly margin of Bell Lane; thence with the easterly margin of said Lane, North 14 degrees 16 minutes east 169.8 feet to a stake, north 15 degrees 49 minutes east 181.4 feet to an iron stake and north 15 degrees 57 minutes east 219.6 feet to the beginning, **containing 17.08 acres**, more or less.

EXCLUSION NO. I FROM THE CONVEYANCE MADE UNDER THIS DEED: Included in the above description, but excluded therefrom, a strip of land conveyed to State of Tennessee by deed from D.H. Peppers and wife, Wylene W. Peppers of record in Book 10309, Page 282, Register's Office for said County, described as follows:

Beginning at a point on the northeast existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between Klee Investment Company Inc. and the Grantor with the northeast existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road easterly 172 feet more or less to the point of intersection with the northeast proposed margin of State Project No. 19021-2230-54; thence with said proposed margin North 37 degrees 21 minutes 28 seconds West 150.86 feet to a point 72.0 feet left of centerline survey station 463+67.00: thence with said proposed margin North 41 degrees 54 minutes 46 seconds West 24.64 feet to Klee Investment Company Inc's northeast property line; thence with said property line South 30 degrees 13 minutes 13 seconds West 20.68 feet to the point of beginning.

EXCLUSION NO. II FROM THE CONVEYANCE MADE UNDER THIS DEED: Included in the above description, but excluded therefrom, a strip of land conveyed to State of

Tennessee by deed from D.H. Peppers and wife, Wylene W. Peppers of record in Book 10309, Page 282, Register's Office for said County, described as follows:

Beginning at a point on the northeast existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between Simon Mayfield Dickerson and the Grantor with the northeast existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road easterly 317 feet more or less to the intersection with the common property line of Parsottam J. and Harsha P. Patel and the Grantor; thence with said property line North 49 degrees 25 minutes 30 seconds East 4.00 feet to the point of intersection with the northeast proposed margin of State Project No. 19021-2230-54; thence with said proposed margin North 41 degrees 54 minutes 46 seconds West 311.87 feet to Simon Dickerson Mayfield's southeast property line; thence with said property line South 48 degrees 05 minutes 14 seconds West 8.94 feet to the point of beginning, **containing 0.11 acre** in Exclusions Nos. I and II from the conveyance made under this deed, and being part of the same property conveyed by Charles L. Lamb and wife, Susan Oliver Lamb to D.H. Peppers of record in Book 5739, Page 620, Register's Office for Davidson County, Tennessee.

Tract Nos. I, II, III and IV being the same property conveyed by Warranty Deed to D.H. Peppers from Charles L. Lamb and wife, Susan Oliver Lamb, filed of record in Book 5739, Page 620, in the Register's Office for Davidson County, Tennessee. The said D.H. Peppers conveyed an undivided twenty percent (20%) interest to John David Peppers and an undivided twenty percent (20%) interest to John David Peppers, Jr. 1999 Vested Trust by Warranty Deed, filed of record in Book 11430, Page 540, in the Register's Office for Davidson County, Tennessee, leaving the said D.H. Peppers with an undivided sixty percent (60%) interest.