This Instrument Was Prepared By: William Davis, Attorney, P.C., 219 Ward Cir. #6, Brentwood, TN 37027

QUITCLAIM DEED

FROM: Bonitron, Inc. **TO:** Bonacres, LLC

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL:**
Bonacres, LLC 521 Fairground Ct. Nashville, TN 37211	NEW OWNER SAME	11803003100

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2018.

Notary Public
My Commission Expires:

(SEAL) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 118033 DEEDQC
07/18/2018 01:12:26 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20180718-0070053

FOR AND IN CONSIDERATION of the sum of Two Million Dollars ($2,000,000.00), and other good and valuable consideration, Bonitron, Inc., a Tennessee corporation, does hereby quitclaim, and by these presents does transfer and convey all of its right, title, and interest unto Bonacres, LLC, a Tennessee limited liability company, the said Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land situated in Nashville, Davidson County, Tennessee said parcel being a portion of the same property conveyed to Hillside Associates and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southerly right of way of Fairground Court said point being the northeast corner of Lot Three Fairground Commercial Park and the northwest corner of the property herein described; thence along said right of way and around a curve to the left having a central angle of 12 deg 31 min 08 sec, a radius of 687.89 feet, a total length of 150.30 feet to a point;
thence North 84 deg 19 min 43 sec East, a distance of 18.86 feet to a point;
thence around a curve to the right having a central angle of 41 deg 24 min 36 sec a radius of 50.00 feet, a total length of 36.14 feet to a point;
thence around a curve to the left having a central angle of 77 deg 04 min 06 sec, a radius of 50.00 feet, a total length of 67.25 feet to a point;
thence leaving said right of way South 33 deg 12 min 31 sec East, a distance of 310.34 feet to a point;
thence North 84 degrees 13 min 26 sec West, a distance of 160.24 feet to a point;
thence South 8 deg 14 min 00 sec West, a distance of 20.01 feet to a point;
thence North 76 deg 40 min 25 sec West, a distance of 283.15 feet to a point;
thence North 56 deg 22 min 29 sec West, a distance of 60.56 feet to a point;
thence North 17 deg 19 min 37 sec East, a distance of 178.46 feet to the point of beginning and containing 87,276.39 square feet or 2.004 acres of land more or less.

Being the same property conveyed to Bonitron, Inc. by Warranty Deed from Steve Asbury and wife, Barbara S. Asbury, dated 03/16/1990 and filed for record on 03/19/1990 in Book 8067, page 674,

Register's Office for Davidson County, Tennessee. Map and Parcel: 11803003100

This is improved property also known as 521 Fairground Court, Nashville, Tennessee, 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of July, 2018.

Bonitron, Inc.

BY: _____
Keith E. Benson, President

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STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith E. Benson, President of Bonitron, Inc., a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2018.

_____
Notary Public

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 12/15/2020