Bor 34
(1)

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 118938 DEEDQC
07/20/2018 01:51:03 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20180720-0071080

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JULY, 2018.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/08/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 3720
File No. 31613

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SouthPoint of TN, LLC 6064 Central Pike Mt. Juliet, TN 37122	SAME ADDRESS AS NEW OWNER	181-00-0-082.00 (PO) 181-00-0-083.00 (PO)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership **("Grantor")**, by these presents, quitclaims, grants and conveys unto SouthPoint of TN, LLC, a Tennessee Limited Liability Company **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED.

FOR INFORMATION PURPOSES ONLY

Property Address: Proposed Phases 1 & 2 SouthPoint Subdivision, Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 20th day of July, 2018.

Blackburn Family Limited Partnership,
a Tennessee limited partnership

By: Rick Blackburn
Rick Blackburn
Its: General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the General Partner of Blackburn Family Limited Partners II, L.P., a Tennessee Corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand, at office, on July 20, 2018.

Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION

Tract I:

SURVEYOR'S DESCRIPTION
SouthPoint - Phase 1
Antioch, Davidson County, Tennessee

Prepared By:
H & H Land Surveying, Inc.
612A Fitzhugh Boulevard
Smyrna, Tennessee 37167
Phone: (615) 831-0756
Email: handhland@bellsouth.net
File: 2017-0670 SouthPoint-Phase 1 Description_041418.doc

BEING a Parcel of Land situated in Antioch, Davidson County, Tennessee being a portion of the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675 in the Register's Office of Davidson County, Tennessee-(R.O.D.C.,TN), and a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and lying generally northeast of Nolensville Road (U.S. Highway 31A/41A, State Route 11), bounded on the west by the southeasterly margin of Pettus Road, bounded on the north by the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), bounded on the east by SouthPoint - Phase 2 (Future Development), bounded on the south by the V. Marlene Hight Property, as of record in Instrument No. 20060711-0082879-(R.O.D.C.,TN), and the David Roy Hill Property, as of record in Deed Book 10063, Page 562-(R.O.D.C.,TN), and the David R. Hill, Houston E. Hill, and Catherine E. Hill Melby, Trustees Property, as of record in Deed Book 9926, Page 533-(R.O.D.C.,TN), and the remaining "Beerman Out Parcel" being a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and being more particularly described as follows:

Beginning at an Iron Rod (Set) in the southeasterly margin of Pettus Road, said Iron Rod (Set) being located approximately 1,018' northeasterly of the northerly margin of Nolensville Road (U.S. Highway 31A/41A, State Route 11), said Iron Rod (set) also being in the westerly line of the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), and also being identified as the most northwesterly corner of SouthPoint - Phase 1 being the Property described herein;
Thence, leaving the southeasterly margin of Pettus Road generally with an existing wire fence, and with a common line with the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), S06°31'17"E, 259.93' to an Iron Rod (Found), said Iron Rod (Found) being the southwest corner of the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN);
Thence, continuing with a common line with the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), and partially with an existing fence, S85°02'41"E, 204.17' to an Existing T-Bar Post (Found), said Existing T-Bar Post (Found) being a common corner with the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN);
Thence, generally continuing with an existing fence and with a common line with the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), S85°01'56"E, 295.82' to a point, said point being the northwest corner of SouthPoint - Phase 2 (Future Development), and also being the northeast corner of SouthPoint - Phase 1 being the Property described herein;
Thence, with new lines crossing the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675-(R.O.D.C.,TN) the following four (4) calls:
Thence, S04°55'00"W, 120.63' to the beginning of a curve to the right;
Thence, with said curve to the right having a Central Angle of 00°49'31", a Radius of 925.00', a Length of 13.32', and a Chord Bearing and Distance of S82°41'45"E, 13.32' to a point;

Thence, S04°55'00"W, 193.76' to the beginning of a curve to the right;
Thence, with said curve having a Central Angle of 34°03'00", a Radius of 260.00', a Length of 154.51', and a Chord Bearing and Distance of S21°56'30"W, 152.25' crossing the common boundary line between the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675-(R.O.D.C.,TN), and the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN) to a point;
Thence, with a new line crossing the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), S38°58'00"W, 214.77' to a point in the southerly boundary line of the Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), said point being the southwest corner of SouthPoint - Phase 2 (Future Development), and also being the southeast corner of SouthPoint - Phase 1 being the Property described herein;
Thence, with a common line with the V. Marlene Hight Property, as of record in Instrument No. 20060711-0082879-(R.O.D.C.,TN), N51°09'57"W, 38.82' to an Iron Rod (Found);
Thence, with a common line with the David Roy Hill Property, as of record in Deed Book 10063, Page 562-(R.O.D.C.,TN), N61°54'23"W, 429.78' to an Iron Rod (Found) being the northwest corner of the David Roy Hill Property, as of record in Deed Book 10063, Page 562-(R.O.D.C.,TN), said Iron Rod (Found) also being the northeast corner of the David R. Hill, Houston E. Hill, and Catherine E. Hill Melby, Trustees Property, as of record in Deed Book 9926, Page 533-(R.O.D.C.,TN);
Thence, with a common line with the David R. Hill, Houston E. Hill, and Catherine E. Hill Melby, Trustees Property, as of record in Deed Book 9926, Page 533-(R.O.D.C.,TN), N47°28'50"W, 49.66' to a point, said point being the southeast corner of the remaining "Beerman Out Parcel" being a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and also being the southwest corner of SouthPoint - Phase 1 being the Property described herein;
Thence, with a common line with the remaining "Beerman Out Parcel" being a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), N38°41'08"E, 5.68' to the beginning of a curve to the right,
Thence, continuing with a common line with the remaining "Beerman Out Parcel" being a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and said curve to the right having a Central Angle of 34°12'27", a Radius of 366.00', a Length of 218.51', and a Chord Bearing and Distance of N55°47'21"E, 215.28' to a point, said point being the northeast corner of the "Beerman Out Parcel" being a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and a common corner to SouthPoint - Phase 1 being the Property described herein;
Thence, continuing with common lines with the remaining "Beerman Out Parcel" being a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), the following three (3) calls:
Thence, N49°13'39"W, 324.06' to a point;
Thence, N52°22'41"W, 47.08' to the beginning of a curve to the left;
Thence, with said curve to the left having a Central Angle of 88°06'07", a Radius of 25.00', a Length of 38.44', and a Chord Bearing and Distance of S83°34'15"W, 34.76' to a point in the southeasterly margin of Pettus Road that measures 30' from the physical centerline;
Thence, with the southeasterly margin of Pettus Road, and being 30' as measured from the physical centerline at all points for the following three (3) calls:
Thence, N39°31'11"E, 125.02' to a point;
Thence, N40°16'12"E, 159.64' to a point;
Thence, N42°26'26"E, 114.03' to The Point Of Beginning.
Containing 355,930 Square Feet, 8.171 Acres, more or less.

Tract II:

SURVEYOR'S DESCRIPTION
SouthPoint - Phase 2
Antioch, Davidson County, Tennessee

Prepared By:
H & H Land Surveying, Inc.
612A Fitzhugh Boulevard

Smyrna, Tennessee 37167
(615) 831-0756
Email: handhland@bellsouth.net
File: 2017-0670 SouthPoint-Phase 2 Description_041418.doc

BEING a Parcel of Land situated in Antioch, Davidson County, Tennessee being a portion of the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675 in the Register's Office of Davidson County, Tennessee-(R.O.D.C.,TN), and a portion of the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), lying generally east of Pettus Road, bounded on the west by SouthPoint - Phase 1, bounded on the north by the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), and the Michael D. Morris & Mary A. Morris Property, as of record in Deed Book 9994, Page 200-(R.O.D.C.,TN), bounded on the east by SouthPoint - Phase 3 (Future Development), bounded on the south by the Ralph Jenkins, and Edward D. Johnson Property, as of record in Instrument No. 20121019-0096167-(R.O.D.C.,TN), and by the V. Marlene Hight Property, as of record in Instrument No. 20060711-0082879-(R.O.D.C.,TN), and being more particularly described as follows:

Beginning at a point in the southerly boundary of the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), said point being located S85°01'56"E, 295.82' from an Existing T-Bar Post at the southwest corner of the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), said point being the northeast corner of SouthPoint - Phase 1, and also being the northwest corner of SouthPoint - Phase 2 being the Property described herein;

Thence with a common line with the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), S85°01'56"E, 93.31' to an Existing Iron Pipe (Found), said Existing Iron Pipe (Found) being the southeast corner of the Robert J. Morris & Carrie A. Morris Property, as of record in Deed Book 3034, Page 349-(R.O.D.C.,TN), said Existing Iron Pipe (Found) also being identified as the southwest corner of the Michael D. Morris & Mary A. Morris Property, as of record in Deed Book 9994, Page 200-(R.O.D.C.,TN);

Thence with a common line with the Michael D. Morris & Mary A. Morris Property, as of record in Deed Book 9994, Page 200-(R.O.D.C.,TN), S85°05'00"E, 313.24' to a point, said point being the northwest corner of SouthPoint - Phase 3 (Future Development), said point also being identified as the northeast corner of SouthPoint - Phase 2 being the Property described herein;

Thence, with new lines crossing the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675-(R.O.D.C.,TN), the following four (4) calls:

Thence, S04°55'00"W, 112.69' to a point;

Thence, S26°11'13"W, 102.85' to a point;

Thence, S63°48'47"E, 52.47' to a point;

Thence, S26°11'13"W, 428.62' crossing the common boundary line between the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675-(R.O.D.C.,TN), and the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN) to the beginning of a curve to the right;

Thence, with new lines crossing the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and with said curve having a Central Angle of 12°39'18", a Radius of 239.50', a Length of 52.90', and a Chord Bearing and Distance of N57°21'40"W, 52.79' to a point;

Thence, continuing with new lines crossing the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN) the following four (4) calls:

Thence, N51°02'00"W, 4.90' to a point;

Thence, S23°19'57"W, 74.90' to a point;

Thence, S41°54'22"W, 50.22' to a point;

Thence, S38°58'00"W, 113.05' to a point in the northerly line of the Ralph Jenkins, and Edward D. Johnson Property, as of record in Instrument No. 20121019-0096167-(R.O.D.C.,TN), said point being the southwest corner of SouthPoint - Phase 3 (Future Development), and said point also being identified as the southeast corner of SouthPoint - Phase 2 being the Property described herein;

Thence, with a common line with the Ralph Jenkins, and Edward D. Johnson Property, as of record in Instrument No. 20121019-0096167-(R.O.D.C.,TN), N50°45'04"W, 67.33' to an Iron Rod (Found), said Iron Rod (Found) being the northwest corner of the Ralph

Jenkins, and Edward D. Johnson Property, as of record in Instrument No. 20121019-0096167-(R.O.D.C.,TN), and said Iron Rod (Found) being further identified as the northeast corner of the V. Marlene Hight Property, as of record in Instrument No. 20060711-0082879-(R.O.D.C.,TN);
Thence, with a common line with the V. Marlene Hight Property, as of record in Instrument No. 20060711-0082879-(R.O.D.C.,TN), N51°09'57"W, 229.67' to a point, said point being the southeast corner of SouthPoint - Phase 1, and also being identified as the southwest corner of SouthPoint - Phase 2 being the Property described herein;
Thence with new lines crossing the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and with common lines with SouthPoint - Phase 1 the following two (2) calls:
Thence, N38°58'00"E, 214.77' to the beginning of a curve to the left;
Thence with said curve to the left having a Central Angle of 34°03'00", a Radius of 260.00', a Length of 154.51', and a Chord Bearing and Distance of N21°56'30"E, 152.25' crossing the boundary line between the Alvin C. Beerman, and Billie P. Beerman Property, as of record in Deed Book 4273, Page 643-(R.O.D.C.,TN), and the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675-(R.O.D.C.,TN) to a point;
Thence with new lines crossing the Barbara A. Wardlaw Property, as of record in Deed Book 4919, Page 675-(R.O.D.C.,TN), and with common lines with SouthPoint - Phase 1 the following three (3) calls:
Thence, N04°55'00"E, 193.76' to the beginning of a curve to the left;
Thence with said curve to the left having a Central Angle of 00°49'31", a Radius of 925.00', a Length of 13.32', and a Chord Bearing and Distance of N82°41'45"W, 13.32' to a point;
Thence, N04°55'00"E, 120.63' to the Point of Beginning.
Containing 271,511 Square Feet, 6.233 Acres, more or less.

Being a portion of the same property conveyed to Blackburn Family Limited Partners, II,LP, a Tennessee limited Partnership by Special Warranty Deed from Barbara A. Wardlaw of record as Instrument No. 20180418-0036623 and by Quitclaim Deed of record as Instrument No. 20180418-0036624, Register's Office for Davidson County, Tennessee and further being a portion of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership by Deed from Susan Beerman Cline, Executrix of the Estate of Billy P. Beerman, deceased and Susan Beerman Cline individually and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman) of record as part of Docket No. 17P-55 in the Seventh Circuit Court, of record as Instrument No. 20180418-0036607 and Instrument No. 20180418-0036608, Register's Office for Davidson County, Tennessee.