Bill Garrett Davidson County
Batch# 129276 DEEDQC
08/15/2018 02:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180815-0080936

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC
c/o John W. Stone, III
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203-1348

Addresses of New Owner:	Send Tax Bills To:	Map-Parcel No.:
RSD 27TH Avenue, LLC 425 Huehl Road, Suite 18 Northbrook, IL 60062	New Owner	Tax Map 92-10—Parcels 240, 241, 242, 243 and 301

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for other consideration, the receipt and sufficiency of which are hereby acknowledged, THEAM ASSOCIATES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and do hereby remise, release and forever quitclaim unto RSD 27TH AVENUE, LLC, a Tennessee limited liability company, its successors and assigns, all of Grantor's right, title and interest in certain real estate located in Davidson County, Tennessee, described on EXHIBIT A attached hereto.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 15th day of August, 2018.

THEAM ASSOCIATES, LLC

By: _____
Earl V. Campbell, Jr., MD

Title: President

[Acknowledgment appears on the following page.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Lisa Paul, a Notary Public in and for said State and County, Earl V. Campbell, Jr., MD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of Theam Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she executed the foregoing instrument on behalf of such limited liability company, as such president, for the purposes therein contained by personally signing his/her name.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 10th day of August, 2018.

Lisa Paul
Notary Public

My commission expires: 1.3.22

[NOTARIAL SEAL]

LISA PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Elizabeth Peebles
Affiant

SUBSCRIBED AND SWORN to before me, this 14th day of August, 2018.

Jodean M. King
Notary Public

My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
DESCRIPTION OF LAND

PARCEL 1
Being a tract of land lying in the 21st District of Davidson County, Nashville, Tennessee, and being Lots 17 and 18, portions of Lots 5, 6, 7, 13, 14, 15, 16 and 19 and a closed portion of an alley in Block "B" of M. S. Pilcher's Addition as recorded in Plat Book 57, Page 91, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on west by the eastern right of way of 27th Avenue North (50' wide); bounded on the north by the remainder of said Lot 19 being Geraldine Terry et al as recorded in Book 8318, Page 639, RODC, by ROW of Alley #933 (16' wide) and by Lot 4 of said plat being Arthur Mader as recorded in Instrument Number 201009210075018, RODC; and bounded on the southeast by railroad right of way. Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on the northeast ROW intersection of said 27th Avenue North and said railroad right of way; thence along said eastern ROW of 27th Avenue North North 04°46'39" East 262.61 feet to a found ½" iron rod; thence along the common line of said Terry with the following: South 82°59'24" East 130.00 feet to a set iron rod with cap; thence North 04°46'39" East 40.00 feet to a set iron rod with cap; thence South 82°59'24" East 40.00 feet to a set iron rod with cap; thence along said ROW of Alley #933 South 04°46'39" West 40.00 feet to a set iron rod with cap; thence along said ROW of Alley #933 and the common line of said Lot 4 South 82°59'24" East 150.60 feet to a found ½" iron rod; thence along said railroad right of way South 56°47'45" West 406.44 feet to the point of beginning,

PARCEL 2
Being a tract of land lying in the 21st District of Davidson County, Nashville, Tennessee, and being portions of Lots 2 and 4 in Block "C" of M. S. Pilcher's Addition as recorded in Plat Book 57, Page 91, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western ROW of 27th Avenue North (50' wide); bounded on the south by the northern right of way (ROW) of Delaware Avenue (50' wide); bounded on the west by Lot 6 of said plat being Brett A. Kling as recorded in Instrument Number 201210090092418, RODC; and bounded on the north by the southern ROW of Alley #936 (16' wide). Tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" iron rod lying on the southwest ROW intersection of said Alley #936 and said 27th Avenue North; thence along said western ROW of 27th Avenue North South 04°46'39" West 170.00 feet to a set iron rod with cap; thence along said northern ROW of Delaware Avenue North 82°43'36" West 120.00 feet to a set iron rod with cap; thence along the common line of said Lot 6 North 04°46'39" East 170.00 feet to a set iron rod with cap; thence along said southern ROW of Alley #936 South 82°43'36" East 120.00 feet to the point of beginning.

Being the same property conveyed to Theam Associates, LLC, a Tennessee limited liability company from Kerby Investments, LLC, Tennessee limited liability company by Warranty Deed of record in Instrument No. 200212310162771, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

