ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
KIPP Nashville 123 Douglas Avenue Nashville, Tennessee 37207 Attention: Anika Baltimore	164-038.00 164-039.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

WHEREAS, by Special Warranty Deed of record at **Instrument 20180501-0041337** in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record at **Instrument 20180501-0041338** in the Register's Office for Davidson County, Tennessee, **KIPP NASHVILLE** (the "***Grantor***") is the owner of certain property being more particularly described on Exhibit A attached hereto (the "***Vested Property***");

WHEREAS, the Vested Property is comprised of two contiguous lots which have separate parcel identifications assigned thereto as referenced above; and

WHEREAS, it is the desire of Grantor to have the separate parcels comprising the Vested Property joined into one tax parcel and to record the single boundary description of the Vested Property as provided on Exhibit B attached hereto.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **KIPP Nashville** (the "***Grantor***"), for the express purpose of combining the Vested Property into one tax parcel and recording a single boundary description, by these presents does hereby sell, assign and quitclaim to **KIPP Nashville** (the "***Grantee***"), Grantee's representatives, successors and assigns, all of Grantor's right, title, and interest in and to the Property, being more particularly described on Exhibit A and Exhibit B attached hereto, which are attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those limitations, restrictions, easements and encumbrances as may affect the

Bill Garrett Davidson County
Batch# 135226 **DEEDQC**
08/30/2018 12:14:36 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20180830-0086119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me this 29th day of August, 2018.

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Notary Public
My Commission Expires: 10-7-2019

4821-3462-6416.2

Property. Additionally, the property includes a gravesite as shown on the survey prepared by Ryan W. Beasley, RLS No. 2821, L.I. Smith & Associates, Inc.

This Quitclaim Deed is being executed for the sole purpose of combining the lots described on Exhibit A into one tax parcel and recording a single boundary description of the Property, and for no other purpose.

This is unimproved property located at 3655 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's representatives, successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 29th day of August, 2018.

GRANTOR:

KIPP Nashville

By: _____
Name: Randy Dowell
Title: Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Randy Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of KIPP Nashville, the within named bargainor, and that as such Executive Director, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of KIPP Nashville by himself as such Executive Director.

WITNESS my hand and seal at office this the 29th day of August, 2018.

Theresa Hostetler
Notary Public
My Commission Expires: _____

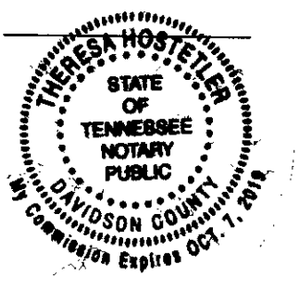


Exhibit A
Property

Tract I:

Land in lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a point in the center of Murfreesboro Road at the northeasterly corner of the property conveyed to Nellie Gray Thompson, by deed from J. E. Thompson, of record in Book 4024, page 321, Register's Office for said county; thence with the center of said road South 45 degrees East 324 feet to a point which is the northwesterly corner of the property conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons of record in Book 3316, page 79, Register's Office for said County; thence with Yancey's northwesterly line, South 47 degrees West, 448 feet to a stake; thence continuing with Yancey's said line, South 47 ¾ West, 850 feet to a point; thence North 4 degrees East 643 feet to a point; thence North 56 degrees East with Thompson's southeasterly line 827 feet to the point of beginning, containing 9 and 58/100 acres, more or less.

Being the same property conveyed to Grand Reserve Nashville/Antioch, LLC, a Tennessee limited liability company by deed of record in Instrument No. 201504090031341, in the Register's Office for Davidson County, Tennessee. See Affidavit of Scrivener's Error of record in Instrument No. 201504100031953, said Register's Office.

Tract II:

Parcel I

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee, near Lavergne, Tennessee, being part of the southwest part of the 136 acre tract, more or less, described according to a copy of a survey thereof made October 4, 1938, by John Wilkes, Civil Engineer, as follows: Beginning at a point in the center line of Murfreesboro Road, in the south line of original 136 acre tract; thence with the center line of said road North 45 ½ degrees, West 890 feet; thence leaving said road South 47 degrees West 448 feet to a stake; thence South 47 ¾ degrees, West 860 feet; thence South 4 degrees, West 164 feet to a stone; thence North 76 degrees, East 1695 feet to the point of beginning, containing 16 acres, more or less.

Included in the above but excluded therefrom is that portion of said land conveyed to Clayton O. Smith and wife, Lucile Smith by deed from Charles A. Yancey and wife, Elizabeth R. Yancey, of record in Book 4147, page 706 and as corrected in Book 4206, page 679, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee, near Lavergne, Tennessee, described according to a survey thereof, made June 27, 1967 by Steve Draper, not of record, as follows to wit:

Beginning at a point being the intersection of the southwesterly margin of Murfreesboro Pike and the southerly property line of the tract conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons, of record in Book 3316, page 79, in the Register's Office for Davidson County, Tennessee, running North

46° 36' West 329.11 feet to an iron pin; thence South 42° 30' West 430.4 feet to a point; thence South 75° 08' West 979 feet to a point; thence South 4° West 50 feet to a point; thence North 75° 08' East 1565 East to the point of beginning and containing 3.0 acres, more or less.

Parcel II

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee near Lavergne, Tennessee, described according to a survey thereof, made June 27, 1967 by Steve Draper, not of record, as follows to wit:

Beginning in the south line of the property conveyed to Charles A. Yancey by deed from Mr. Wilmuth Simmons, of record in Book 3316, page 79, in the Register's Office for Davidson County, Tennessee, at a point 571 feet westerly from the margin of Murfreesboro Road at an iron pin and running with said south line South 75° 08' West 994 feet to a point; thence North 4° East 50 feet to a point; thence North 75° 08 East 979 feet to a point; thence South 42° 30' West 47.6 feet to an iron pin; thence South 26° East 21.5 feet to the beginning, and containing 1.07 acres, more or less.

Being the same property conveyed to KIPP Nashville from Grand Reserve Nashville/Antioch, LLC, a Tennessee limited liability company by SPECIAL WARRANTY DEED of record in Instrument No. 20180501-0041337, in the Register's Office for Davidson County, Tennessee.

ALSO DESCRIBED AS:

Tract I:

Being the following described real estate, situated within the THIRTYSECOND COUNCIL DISTRICT of Davidson County, Tennessee, and being that property which was conveyed to Grand Reserve Nashville/Antioch, LLC, by deed of record in Instrument No. 20150409-0031341 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southeast corner of Cooper, Instrument No 20150409-0031341, and being 50 feet southwest of the center of Murfreesboro Pike; runs thence with the right-of-way of Murfreesboro Pike along a curve to the left 329.12 feet, having a radius of 11,510.00 feet, and being subtended by a chord bearing and distance of South 41 degrees 42 minutes 10 seconds East, 329.11 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the northeast corner of Grand Reserve Nashville/Antioch, LLC, Instrument No. 20150409-0031342; thence with Grand Reserve Nashville/Antioch, LLC as follows:

South 52 degrees 03 minutes 32 seconds West, 409.54 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 52 degrees 48 minutes 32 seconds West, 850.00 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at a fence corner corner post in the east boundary of Village Ten of the Summerfield Subdivision, Instrument No. 20060718-0086558; thence with Village Ten of the Summerfield Subdivision, and Village Four of the Summerfield Subdivision, Instrument No. 20030401-0042979 a portion of the way North 08 degrees 47 minutes 01 second East, 643.00 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southwest corner of Cooper; thence with Cooper North 61 degrees 10 minutes 28 seconds East, 779.57 feet to the Point of Beginning and containing 9.30 Acres, more or less,

as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of L.I. Smith & Associates, 1100 Lebanon Pike, Ste 105, Nashville, TN 37210 on February 12, 2018. Bearings are based on the Tennessee State Plane Coordinate System, NAD 83.

Tract II:

Being the following described real estate, situated within the THIRTYSECOND COUNCIL DISTRICT of Davidson County, Tennessee, and being that property which was conveyed to Grand Reserve Nashville/Antioch, LLC, by deed of record in Instrument No. 20150409-0031342 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap stamped "L.I. Smith" set at the northeast corner of Darsinos, Instrument No 20070911-0108891, and being 50 feet southwest of the center of Murfreesboro Pike; runs thence with Darsinos as follows:

South 46 degrees 47 minutes 59 seconds West, 476.44 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 21 degrees 40 minutes 42 seconds East, 22.39 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set in a fence line being in the north boundary of the Belz-McDowell Properties, Instrument No. 00004713-0000299; thence with the Belz-McDowell Properties and generally with the fence South 79 degrees 27 minutes 18 seconds West, 1059.69 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southeast corner of Village Ten of the Summerfield Subdivision, Instrument No. 20060718-0086558; thence with Village Ten of the Summerfield Subdivision North 09 degrees 20 minutes 30 Seconds East, 163.18 feet to a a 5/8-inch rebar with cap stamped "L.I. Smith" set at a corner fence post at the southwest corner of Grand Reserve Nashville/Antioch, LLC, Instrument No. 20150409-0031341; thence with Grand Reserve Nashville/Antioch, LLC and generally with a fence as follows:

North 52 degrees 48 minutes 32 seconds East, 850.00 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

North 52 degrees 03 minutes 32 seconds East, 409.54 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set 50 feet south of the center of Murfreesboro Pike; thence with the right-of-way of Murfreesboro Pike as follows:

Along a curve to the left 7.99 feet, having a radius of 11,510.00 feet, and being subtended by a chord bearing and distance of South 42 degrees 32 minutes 30 seconds East, 7.99 feet to a a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 42 degrees 33 minutes 42 seconds East, 515.72 feet to the Point of Beginning and containing 13.21 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of L.I. Smith & Associates, 1100 Lebanon Pike, Ste 105, Nashville, TN 37210 on February 12, 2018. Bearings are based on the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to KIPP Nashville from Grand Reserve Nashville/Antioch, LLC, a Tennessee limited liability company by QUITCLAIM DEED of record in Instrument No. 20180501-0041338, in the Register's Office for Davidson County, Tennessee.

Exhibit B
Combined Parcels - Boundary Description

Being the following described real estate, situated within the THIRTYSECOND COUNCIL DISTRICT of Davidson County, Tennessee, and being those properties, which were conveyed to Grand Reserve Nashville/Antioch, LLC, by deed of record in Instrument No. 20150409-0031341 and deed of record in Instrument No. 20150409-0031342 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southeast corner of Cooper, Instrument No 20150409-0031341, and being 50 feet southwest of the center of Murfreesboro Pike; runs thence with the right-of-way of Murfreesboro Pike as follows:

Along a curve to the left 337.11 feet, having a radius of 11,510.00 feet, and being subtended by a chord bearing and distance of South 41 degrees 43 minutes 22 seconds East, 337.10 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 42 degrees 33 minutes 42 seconds East, 515.72 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the northeast corner of Darsinos, Instrument No 20070911-0108891; thence with Darsinos as follows:

South 46 degrees 47 minutes 59 seconds West, 476.44 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set;

South 21 degrees 40 minutes 42 seconds East, 22.39 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set in a fence line being in the north boundary of the Belz-McDowell Properties, Instrument No. 00004713-0000299; thence with the Belz-McDowell Properties and generally with the fence South 79 degrees 27 minutes 18 seconds West, 1059.69 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southeast corner of Village Ten of the Summerfield Subdivision, Instrument No. 20060718-0086558; thence with Village Ten of the Summerfield Subdivision North 09 degrees 20 minutes 30 Seconds East, 163.18 feet to a a 5/8-inch rebar with cap stamped "L.I. Smith" set at a corner fence post; thence continuing with the east boundary of Village Ten of the Summerfield Subdivision, and then with Village Four of the Summerfield Subdivision, Instrument No. 20030401-0042979 a portion of the way North 08 degrees 47 minutes 01 second East, 643.00 feet to a 5/8-inch rebar with cap stamped "L.I. Smith" set at the southwest corner of Cooper; thence with Cooper North 61 degrees 10 minutes 28 seconds East, 779.57 feet to the Point of Beginning and containing 22.51 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of L.I. Smith & Associates, 1100 Lebanon Pike, Ste 105, Nashville, TN 37210 on February 12, 2018. Bearings are based on the Tennessee State Plane Coordinate System, NAD 83.