QUITCLAIM DEED

File #17667/18601

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 THE 26TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GT3 Properties	New Owner	10613021900
(NAME)	(NAME)	
1801 Laurel Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 146413 DEEDQC
09/28/2018 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180928-0096316

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Timothy Wade Keyt, Trustee of the W.C. Keyt Irrevocable Trust B U/A/D 12/29/89,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GT3 Properties, a Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Sixth Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated Jan 31, 2018 and known as Job No. 170186 as follows:

Beginning at an existing iron pin' said point of beginning being the northeast corner of this tract and also being in the line of Lot 7 of Burns Industrial Subdivision of record in Book 3700, page 7, R.O.D.C., Tn. and also being the southeast terminus of a 50' access easement Terminal Drive) from the subject property to Tredco Drive; thence with Burns Industrial Subdivision in part S 06°12'06"W 735.35' to an iron pin set at the terminus of Caden Drive; thence N82°10'09"W with Caden Drive approximately 26' and then with Burns Industrial Subdivision Section 10 (Book 4350, pg.156 R.O.D.C., Tn.) in all 418.07' to an iron pin set on the northerly margin of CSX Railroad; thence with the said Railroad N 53°16'23"W 165.00' to an iron pin set at the junction of right of ways of the said Railroad; thence with the easterly right of way N15°59'41"E 300.54' to a point; thence with a curve to the right having a radius of 2815.00' and a long chord of 362.49', said chord having a bearing of N22°51'36"E a distance along the curve of 362.74' to an existing iron pin; thence leaving the railroad and with the line of Burns Industrial Subdivision (Book 4300, pg. 14) S83°15'46"E 405.02' to the point of beginning, containing 8.29 acres (361089 SF) +/-.

Being the same property conveyed by Quitclaim Deed from Widney C. Keyt and Antha Keyt, husband and wife to W.C. Keyt Irrevocable Trust B, as recorded on the 22nd day of February, 2006 in Instrument No. 20060222-0020869; Quitclaim Deed from Transcon Lines, Inc., a California corporation to Widney C. Keyt, as recorded on the 2nd day of March, 1978 in Deed Book 5258, Page 501; Quitclaim Deed from Potter Freight Lines, Inc., a Tennessee corporation to Transcon Lines, Inc., a California corporation, as recorded on the 2nd day of March, 1978 in Deed Book 5258, Page 499 and Installment Deed from The Blount National Bank of Maryville, Maryville, Tennessee, Trustee for Woodlawn Memorial Perpetual Care Fund to Potter Freight Lines, Inc., as recorded on the 25th day of November, 1974 in Deed Book 4870, Page 634, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2018 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 201 Terminal Court, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 26th day of September, 2018.

W.C. Keyt Irrevocable Trust B U/A/D 12/29/89

BY: Timothy Wade Keyt Trustee

Timothy Wade Keyt, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Timothy Wade Keyt, Trustee of the W.C. Keyt Irrevocable Trust B U/A/D 12/29/89, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2018.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM E. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212