Karen Y Johnson Davidson County
Batch# 146522 DEEDQC
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Fees: $22.00 Taxes: $0.00
20180928-0096540

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Dr. #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
The Lux Development Group, LLC	New Owner	Part of
1312 Central Court		Map 087
Hermitage, Tennessee 37076		Parcels 50 & 180

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, THE WISE GROUP, INC., a Tennessee corporation, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto THE LUX DEVELOPMENT GROUP, LLC, a Tennessee limited liability company, all its interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

PARCEL I:

Land in the Twelfth Councilmanic District of Nashville, Davidson County, Tennessee, said parcel is bounded on the north by Stephen K. Felts and wife, Susan S. Felts, Trustees (Parcels 132 and 156), as of record in Instrument No. 200005310054024, in the Register's Office for Davidson County, Tennessee (R.O.D.C.), on the east by Paul and Jo Ann Odum as of record in Instrument No. 20170817-0084739, R.O.D.C.; on the south by the Wise Group, Inc. as of record in Instrument No. 20121218-0116487 and south and west by Phase 1B of Aarons Cress Cluster Lot Subdivision as of record in Instrument # 20070910-0108427, R.O.D.C., and on the west by Samuel Dennis Edwards and wife, Nancy Lane Edwards as recorded in Deed Book 7156, Page 642, R.O.D.C. and by Vincent R. Moffatt and wife, Tamara A. Moffatt as of record in Deed Book 8111, Page 87, R.O.D.C.; SAID parcel being more particularly described as follows:

COMMENCING at a point in the east right of way of North New Hope Road (50' ROW), said point being the intersection of the radius return of the south right of way of Aarons Cress Boulevard (60' ROW); THENCE, leaving North New Hope Road, northeasterly with a curve to the right having a radius of 25.00', a delta angle of 90°00'00", an arc length of 39.27', and a chord bearing North 50°35'56" East, for 35.36' to a point; THENCE, continuing with south ROW for the following, South 84°24'04" East, for a distance of 65.02' to a point; northeasterly with a curve to the left, said curve having a radius of 330.00', a delta angle of 44°37'21", an arc length of 257.01', and a chord bearing North 73°17'15" East, for 250.56' to a point; South 50°58'35" East, for a distance of 71.71'; northeasterly with a curve to the right (and passing York Moors Drive on the right), said curve having a radius of 320.00', a delta angle of 71°33'26", an arc length of 399.65', and a chord bearing North 86°45'18" East for 374.18'; South 57°27'59" East, for 127.37' to a point in the east boundary of the Wise Group, LLC property as of record in Instrument # 20121218-0116487 (R.O.D.C.) being the west boundary of Paul and Jo Ann Odum; THENCE, with the west boundary of Odum, North 36°24'29" East, for 60.14' to a point; South 57°27'59" East, for 232.41 to a point; North 23°20'35" East, for 267.83'; North 14°02'22" East, for 471.91' to a point at the northeast corner of said herein-described parcel also being in the west line of Paul and Jo Ann Odum; and being the POINT OF BEGINNING for this description;

THENCE, from said POINT OF BEGINNING, leaving Odum with new lines across Wise Group, Inc. for the following calls:

North 75°57'38" West, 166.00' to a point;
South 14°02'22" West, for 5.83' to a point;
North 75°57'38" West, for 122.00' to a point in the east line of Aarons Cress Phase 1B of record in Instrument # 20070910-0108427, R.O.C.D.;

THENCE, with the lines of Phase 1B as follows:

North 08°44'35" East, for 116.27' to a point;
Southeasterly with a curve to the right, said curve having a radius of 1452.00', a delta angle of 01°31'25", an arc length of 38.61', and a chord bearing South 80°29'42" East, for 38.61' to a point;
North 10°16'00" East, for 165.66' to a point;
North 83°06'28" West, for 300.00' to a point;

North 82°49'00" West, for 50.00' to a point;
North 83°08'59" West, for 146.10' to a point in the east line of Moffatt;

THENCE, with the East line of Moffatt and the east line of Edwards for the following two calls:

North 05°40'58" East, 70.47' to a point in Edwards' east line;
North 06°08'20" East, for 234.27' to a point at the southwest corner of Felts;

THENCE, with Felts' south line, South 83°08'59" East, for 812.24' to a point at the southeast corner of Felts and being the northwest corner of Odum;

THENCE, with Odums' west line, South 14°02'22" West, for 620.14' to the POINT OF BEGINNING, and CONTAINING 7.43 Acres (323,733.73 square feet), more or less. This description was prepared from information provided by others.

PARCEL II:

Land in the Twelfth Councilmanic District of Nashville, Davidson County, Tennessee, said parcel is bounded on the north by the Wise Group, Inc. as of record in Instrument No. 20121218-0116487 in the Register's Office for Davidson County, Tennessee (R.O.D.C.), and on the east by Paul and Jo Ann Odum as of record in Instrument No. 20170817-0084739, R.O.D.C; and on the south by Phase 1A of Aarons Cress Cluster Lot Development as of record in Instrument No. 20061219-0156396, R.O.D.C; and on the west by Phase 1B of Aarons Cress Cluster Lot Development as of record in Instrument Number 20070910-0108427, R.O.D.C..; SAID parcel being more particularly described as follows:

COMMENCING at a point in the east right of way of North New Hope Road (50' ROW), said point being the intersection of the radius return of the south right of way of Aarons Cress Boulevard (60' ROW); THENCE, leaving North New Hope Road, northeasterly with a curve to the right having a radius of 25.00', a delta angle of 90°00'00", an arc length of 39.27', and a chord bearing North 50°35'56" East, for 35.36' to a point; THENCE, with continuing with south ROW for the following, South 84°24'04" East, for a distance of 65.02' to a point; northeasterly with a curve to the left, said curve having a radius of 330.00', a delta angle of 44°37'21", an arc length of 257.01', and a chord bearing North 73°17'15" East, for 250.56' to a point; South 50°58'35" East, for a distance of 71.71'; northeasterly with a curve to the right (and passing York Moors Drive on the right), said curve having a radius of 320.00', a delta angle of 71°33'26", an arc length of 399.65', and a chord bearing North 86°45'18" East for 374.18'; South 57°27'59" East, for 127.37' to a point in the east boundary of the Wise Group, LLC property as of record in Instrument # 20121218-0116487 (R.O.D.C.) being the west boundary of Paul and Jo Ann Odum; THENCE, with the west boundary of Odum, North 36°24'29" East, for 60.14' to a point; South 57°27'59" East, for 232.41 to a point; North 23°20'35" East, for 267.83' to the POINT OF BEGINNING for this description;

THENCE, from said POINT OF BEGINNING, leaving the west line of Odum with the north line of Aarons Cress Phase 1A of record in Instrument #20061219-0156396, R.O.D.C., for the following three calls:

North 65°59'30" West, for 249.27' to a point;
Northwesterly with a curve to the left, said curve having a radius of 375.00', a delta angle

of 05°17'58", an arc length of 34.69', and a chord bearing North 68°38'29" West, for 34.67' to a point;

North 18°15'38" East, for 50.00' to a point, said point being in the southerly line of Aarons Cress Phase 1B of record in Instrument #20070910-0108427, R.O.D.C.;

THENCE, with the east lines of Phase 1B to points as follows:

North 15°42'04" East, for 252.58' to a point;

Southeasterly with a curve to the right, said curve having a radius of 436.38, a delta angle of 07°06'14", an arc length of 54.10, and a chord bearing South 79°54'02" East, for 54.07' to a point;
North 13°20'54" East, for 46.00' to a point;
North 07°51'45" East, for 120.78' to a point;
North 11°39'35" East, for 113.65' to a point;
North 78°05'45" East, for 8.12' to a point;
North 12°08'55" East, for 167.78' to a point being a corner of Wise Group, Inc. property;
THENCE, crossing Wise Group, Inc. with calls as follows:

South 75°57'38" East, for 122.00' to a point;
North 14°02'22" East, for 5.83' to a point;
South 75°57'38" East, for 166.00' to a point in the west line of Paul and Jo Ann Odum;

THENCE, with Odums' line for the following calls:
South 14°02'22" West, for 471.91' to a point;
South 23°20'35" West, for 339.84' to the POINT OF BEGINNING, and CONTAINING 5.25 Acres (228,801.04 square feet), more or less. This description was prepared from information provided by others.

Being a part of the same property conveyed to Wise Group, Inc., a Tennessee corporation by Substitute Trustees Deed dated 05/19/2011 from Gregory S. Gill, Trustee of record in Instrument 201105230039460, as corrected in Instrument 20121218-0116487, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Phases 2 & 3, Aarons Cress, Hermitage, Tennessee 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 25 day of September, 2018.

THE WISE GROUP, INC.

By: Alan R Wise President
Alan R. Wise, President

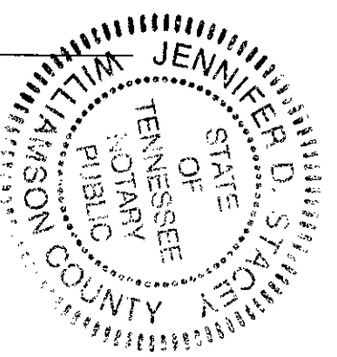
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alan R. Wise, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of The Wise Group, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alan R. Wise as President.

Witness my hand and seal at Brentwood, TN this 25 day of September, 2018.

Jennifer D Stacy
Notary Public

My commission expires:
10/3/21



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Alan R Wise
Affiant

Sworn to and subscribed before me this the 25 day of September, 2018.

Jennifer D Stacy
Notary Public

My commission expires:
10/3/21

