Karen Y Johnson Davidson County
Batch# 149419 DEEDQC
10/05/2018 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181005-0099046

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
AARNA Joint Venture Attn: Chirag Patel 208 N. Thompson Lane Murfreesboro, Tennessee 37129	Map/Parcel No. 14200015900	Same Address As New Owner
This instrument prepared by: David A. Rutter, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged BSM BELLE FOREST, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to AARNA JOINT VENTURE (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.00

Affiant

Subscribed and sworn to before me this 3rd day of October, 2018.

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
4-21-2020

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As Is, Where Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 3rd day of October, 2018.

GRANTOR:

BSM BELLE FOREST, LLC, a Tennessee limited liability company

By: _____

Name Carl Storey

:

Title: President

STATE OF TENNESSEE
COUNTY OF
DAVIDSON

Before me, Brina Mathis, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carl Storey, 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 President of BSM BELLE FOREST, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself in his capacity as President.

Witness my hand seal at office this 3 day of October, 2018.

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 4-21-2020

Schedule 1

DESCRIPTION OF LAND

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being a portion of Lot 2 of the Belle Forest Shopping Center, as of record in Plat Book 4175, Page 124, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows according to the ALTA/ACSM Survey prepared by Brown Land Surveying, LLC, dated September 19, 2018:

Beginning at an Iron Rod Found in the Eastern right of way line of Old Hickory Boulevard (92' in width) and corner to 7-ELEVEN, INC. (Instrument # 201801310009884 R.O.D.C.); thence leaving 7-ELEVEN, INC. and with Old Hickory Boulevard a curve turning to the right with an arc length of 328.20', with a radius of 1392.39', with a chord bearing of N10°26'24"E, with a chord length of 327.44', to an Iron Rod Found corner to William & Martha Minneci trustees (D.B. 10987, Page 97 R.O.D.C.); thence leaving Old Hickory Boulevard and with William & Martha Minneci trustees and Watts Investment Corp (Instrument # 20080911-0093003 R.O.D.C.) N67°59'51"E a distance of 322.99 feet to an Iron Rod Found being corner to Corporate Woods, LLC (Instrument # 201511180117008 R.O.D.C.); thence leaving Watts Investment Group and with Corporate Woods, LLC S22°01'18"E a distance of 469.40 feet to an Iron Rod Found in the Northern right of way line of Highway 70 South being 90' from the centerline; thence leaving Corporate Woods, LLC and with Highway 70 South S67°53'14"W a distance of 375.13 feet to an Iron Rod Found corner to 7-ELEVEN, INC.; thence leaving Highway 70 South and with 7-ELEVEN, Inc. N22°05'51"W a distance of 135.17 feet to an Iron Rod Found; thence N86°36'22"W a distance of 136.66 feet to the point of beginning having an area of 191844.7 square feet of 4.40 acres more or less.

Being the same property conveyed to BSM Belle Forest, LLC, a Tennessee limited liability company by Deeds of record in Instrument No. 20101217-0100656 and Instrument No. 20101217-0100657, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY