This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-2972

Karen Y Johnson Davidson County
Batch# 151368 DEEDQC
10/15/2018 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181015-0101816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Subscribed and sworn to before me, this the 10th day of October, 2018.

Notary Public
My Commission Expires: 3/8/2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Boost Commons Development, LLC<br>11 Vaughns Gap Road<br>Nashville, TN 37205 | New Owner | Part of 143-00-0-007 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, 11 Vaughns Gap RE, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto Boost Commons Development, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Property situated in Davidson County, Tennessee being a portion of the 11 VAUGHS GAP RE, LLC, property. Said property being bound on the east by Vaughns Gap Road and the remaining 11 VAUGHNS GAP RE, LLC, property, on the south CSX Railroad, on the north by Belle Meade Highlands Condominiums and on the west by Belle Meade Highlands Condominiums, Estelle Morris and Harpeth Glen Condominiums and being more particularly described as follows:

Beginning at an iron rod (old) on the westerly margin of Vaughns Gap Road, said iron rod being the southeasterly corner of the O.I.C. Belle Meade Highlands Condominiums property as of record in Deed Book 7091 Page 302, R.O.D.C., Tennessee and the northeast corner of the herein described property; Thence along the westerly margin of Vaughns Gap Road S00°-39'-08"E for a distance of 35.31 feet; Thence leaving said margin with a new line N88°-22'-16"W for a distance of 115.49 feet; Thence with a curve to the right said curve having a radius of 160.00 feet, an arc distance of 90.27 feet, a central angle of 32°-19'-27", a chord bearing of N72°-12'-32"W for a distance of 89.07 feet; Thence N56°-02'-48"W for a distance of 32.15 feet; Thence N90°-00'-00"W for a distance of 21.49 feet; Thence N56°-02'-48"W for a distance of 179.72 feet; Thence S33°-12'-03"W for a distance of 11.00 feet; Thence S10°-08'-25"W for a distance of 340.17 feet; Thence S19°-48'-32"W for a distance of 88.43 feet; Thence S07°-14'-56"W for a distance of 140.34 feet; Thence S18°-09'-30"E for a distance of 46.34 feet; Thence S37°-36'-50"E for a distance of 166.69 feet to a point on the northwesterly margin of the CSX Railroad; Thence along said margin with a curve to the right, said curve having a radius of 1884.92 feet, an arc distance of 111.41 feet, a central angle of 03°-23'-11", a chord bearing of N54°-04'-45E for a distance of 111.39 feet; Thence leaving said northwesterly margin and along the easterly lines of Harpeth Glen Condominiums property as of record in Plat Book 4675 Page 64, Plat Book 4460 Page 99 and Plat Book 4460 Page 42 R.O.D.C., Tennessee, N45°-42'-08"W for a distance of 97.22 feet; Thence N45°-37'-08"W for a distance of 45.13 feet; Thence N36°-25'-08"W for a distance of 200.00 feet; Thence N18°-55'-08"W for a distance of 200.00 feet; Thence N44°-58'-52"E for a distance of 34.13 feet; Thence N02°-02'-52"E for a distance of 149.00 feet; Thence N11°-25'-55"E for a distance of 44.31 feet to a point, said point being the southeast corner of the Estelle Morris TRS. Property as of record in Deed Book 11159 Page 434, R.O.D.C., Tennessee and the southernmost corner of the aforementioned O.I.C. Belle Meade Highlands Condominiums; Thence along the easterly and southerly lines of said O.I.C. Belle Meade Highlands Condominiums the following calls, N11°-32'-40"E for a distance of 55.75 feet; Thence N16°-15'-54"E for a distance of 99.91 feet; Thence N27°-59'-25"E for a distance of 200.25 feet; Thence S56°-47'-57"E for a distance of 282.21 feet; Thence S53°-37'-58"E for a distance of 247.00 feet; Thence N89°-19'-10"E for a distance of 163.75 feet to the point of beginning. Containing: 239,830 Sq. Ft. (5.505 Acres ±)

Being a portion of the property conveyed to 11 Vaughns Gap RE, LLC, a Tennessee limited liability company by Special Warranty Deed from Westside Property Holdings, LLC, a Tennessee limited liability company, dated December 17, 2012, recorded December 26, 2012, of record in Instrument No. 20121226-0118488, Register's Office for Davidson County, Tennessee, and being further conveyed to Boost Commons Development, LLC, a Tennessee limited liability company, by deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, dated October 10, 2018, of record in Instrument No. _____201810150101815____, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **11 Vaughns Gap Road, Nashville, TN 37205.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10th day of October, 2018.

GRANTOR:

11 Vaughns Gap RE, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe Jr., Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert W. Lowe, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Member of 11 Vaughns Gap RE, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of 11 Vaughns Gap RE, LLC, by the said Robert W. Lowe, Jr., as its Authorized Member.

WITNESS my hand and seal at office this 10th day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission expires: 3/8/2021

# True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY