THIS INSTRUMENT PREPARED BY:

McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

Karen Y Johnson Davidson County
Batch# 155792 DEEDQC
11/01/2018 12:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181101-0108326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 12-5-2020

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Bradburn Village Phase 4 Partnership
262 Robert Rose Drive, Suite 300
Murfreesboro, Tennessee 37129

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NO.
Map 164, Parcel 064.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Aycock Penny, LLC, a Tennessee limited liability company,** Grantor, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **Bradburn Village Phase 4 Partnership, a Tennessee general partnership comprised of John D. Floyd and Austin B. Pennington,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Aycock Penny, LLC, a Tennessee limited liability company, by Deed from Dean R. Allen, an unmarried man, of record in Instrument No. 20170213-0014783, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This is improved property with an address of 3461 Hamilton Church Road, Antioch, Tennessee 37013

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31 day of October, 2018.

Aycock Penny, LLC

John D. Weaver, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John D. Weaver, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Agent for Aycock Penny, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Agent.

Witness my hand and seal, at office in Brentwood, Tennessee, this 31 day of October, 2018.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land situated in the 33rd council district, Nashville, Davidson County, Tennessee, being parcel 64 on Tax Map 164, and being more particularly described as follows:

Commencing at the Approximate Centerline of Hamilton Hills Drive and Hamilton Church Road, thence in a westerly direction 440.6+/— foot to an 5/8II iron rod found, with no cap, on the southerly margin of Hamilton Church Road to the northwesterly property corner of Esaul Nunez & Emabel Nunez, of record in Instrument Number 20150901-0088849, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN.) at the Tennessee state plane coordinate location of, N:629,270.777, E:1,790,206.861, and being the point of herein described land;

Thence with Nunez westerly line, 8 07°16'02" W a distance of 609.20 feet to an 1/2" iron rod found, set by TN, RLS# 728, at the northwesterly most corner of Lot number 7, on the Final Plat of Rolling Hills Subdivision, of record in Instrument Number 20161109-0118395, R.O.D.C., TN.;

Thence with the westerly line of Rolling Hills Subdivision, 8 07°16'40" W, a distance of 565.22 feet to an 1/2" iron rod found, that was disturbed, at on the northerly property line of Final Plat, Section 2 Harvest Grove (formerly Tillman) "Cluster Lot Subdivision", of record in Instrument Number 20140529-0046065, R.O.D.C., TN.;

Thence with the northerly line of Section 2, Harvest Grove, N 80°58'40" W, a distance of 427.65 feet to an 5/8II iron rod, set by Reagan Smith, at the northeasterly property corner of of Final Plat, Section 1 Harvest Grove (formerly Tillman) "Cluster Lot Subdivision", of record in Instrument Number 20060726- 0090037, R.O.D.C., TN.;

Thence with the northerly line of Section 1, Harvest Grove, N 80°59'13" W, a distance of 405.40 feet to an 1/2II iron rod found, set by MEC, at the northeasterly property corner of the Reserve at Oakleigh, LLC, of record in Instrument Number 20180129-0009088, R.O.D.C., TN., and also being the Southeasterly corner of Fahim Eryan, of record in Instrument Number 20160617-0061412, R.O.D.C., TN.;

Thence with Eryan easterly line, N 16°03'34" E, a distance of 1279.21 feet to an i5/8" iron rod found, set by Dale and Associates on the southerly margin of Hamilton Church Road;

Continuing with said margin for the next three (3) calls;

Thence, 8 54°14'49" E, a distance of 20.46 feet to an iron rod set;

Thence with a curve turning to the left with an arc length of 331.23 feet, with a radius of 746.20 feet, with a chord bearing ofS 66°57'49" E, with a chord length of 328.52 feet to an iron rod set;

Thence, 8 79°40'49" E, a distance of 303.53 feet to the point of beginning of herein described land, having an area of 885,954.36 square feet or 20.339 acres of land more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 25, 2018 and is based on survey work conducted by Dale and Associates, under project number 16144.1;

Being the same property conveyed to Aycock Penny, LLC, a Tennessee limited liability company, dated February 13, 2017 from Dean R. Allen of recorded in Instrument Number 20170213-0014783, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

