Karen Y Johnson Davidson County
Batch# 172501 DEEDQC
12/11/2018 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181211-0120337

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

29778-1F
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Heffington Properties, LLC 1450 Elm Hill Pike, Nashville, TN 37210	New Owner	10600001201

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Avi Properties, L.L.C., a Tennessee limited liability company** (hereinafter referred to as the **"Grantor"**) by these presents does transfer, convey and quitclaim unto **Heffington Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the **"Grantee"**), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING all of the same property conveyed to Avi Properties, L.L.C., a Tennessee limited liability company by Warranty Deed dated August 28, 2006 from RLJM Partners, a Tennessee limited partnership, of record in Instrument No. 20060831-0107896, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 1450 Elm Hill Pike, Nashville, TN 37210.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of December, 2018.

AVI Properties L.L.C.,
a Tennessee limited liability company

By: _____
Name: Jonathan Oppenheimer
Its: Principal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jonathan Oppenheimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Principal of AVI Properties L.L.C., a Tennessee limited liability company, and who further acknowledged that he, as such Principal, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Principal for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of December, 2018.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Affiant

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

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

_____
Notary Public
My Commission Expires: 3/3/20

EXHIBIT A
Legal Description

Property located in the 15th Councilmanic District of Nashville Davidson County, Tennessee being part of Lot 7 on the Plan of the Lands of Wm. G. M. Campbell of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee, also being shown as Parcel 12.01 on Davidson County property map 106-00 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the easterly right-of-way of Spence Lane (60' R.O.W.), being the southwest corner of the property conveyed to Metro Government of record in Deed Book 3672, Page 561, Register's Office for Davidson County, Tennessee and being the northwest corner of the herein described tract;

Thence, leaving the easterly right-of-way of said Spence Lane and following the southerly boundary of said Metro Government property North 89 Degrees 04 Minutes 03 Seconds East, 405.49 Feet to an Iron Rod (Old), being the northwest corner of the property conveyed to Sumjack, LLC of record in Instrument No. 20151201-0121086, Register's Office for Davidson County, Tennessee;

Thence, leaving the southerly boundary of said Metro Government property and following the westerly boundary of said Sumjack, LLC property South 06 Degrees 14 Minutes 17 Seconds West, 379.26 Feet to an Iron Rod (Old) on the northerly right-of-way of Elm Hill Pike (R.O.W. Varies), being the southwest corner of said Sumjack, LLC property;

Thence, leaving the westerly boundary of said Sumjack, LLC property and following the northerly right-of-way of said Elm Hill Pike South 05 Degrees 34 Minutes 01 Seconds West, 13.09 Feet to an Iron Rod (Old), being the southeast corner of the herein described tract;

Thence, South 88 Degrees 24 Minutes 59 Seconds West, 352.82 Feet to an Iron Rod (Old);

Thence, with a curve to the right having a central angle of 89 Degrees 16 Minutes 28 Seconds, a radius of 25.00 Feet, and arc length of 38.95 Feet and a chord bearing and length of North 46 Degrees 16 Minutes 49 Seconds West, 35.13 Feet to an Iron Rod (Old) on the easterly right-of-way of Spence Lane;

Thence, following the easterly right-of-way of Spence Lane North 01 Degrees 03 Minutes 43 Seconds East, 41.98 Feet to an Iron Rod (New);

Thence, with a curve to the right having a central angle of 07 Degrees 49 Minutes 09 Seconds, a radius of 1954.51 Feet, an arc length of 266.73 Feet and a chord bearing and length of North 01 Degrees 42 Minutes 43 Seconds East, 266.52 Feet to an Iron Rod (Old);

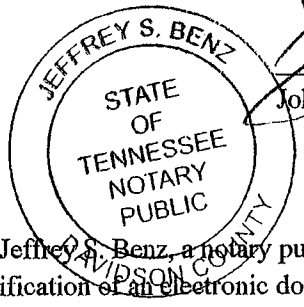
Thence, North 06 Degrees 00 Minutes 57 Seconds East, 60.88 Feet to the Point of Beginning.

Containing 154,919 Square Feet or 3.56 Acres.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 1450 Elm Hill Pike, Wamble & Associates, J.L. Whitson, Tennessee R.L.S.# 1732, dated November 8, 2018 as File No. 954-0118.

Map and Parcel 10600001201 on the Tax Maps for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019