Karen Y Johnson Davidson County
Batch# 177249 DEEDQC
12/21/2018 03:01:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181221-0124567

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (JFS)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
CSH Property One, LLC, a Delaware limited liability company 8665 East Hartford Drive, Suite 200 Scottsdale, AZ 85255 Attn: Leah Sakas	New Owner	102-11-0A-900.00CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VGF TENNESSEE, LLC** (the "Grantor"), a Tennessee limited liability company, does hereby quitclaim and convey unto **CSH Property One, LLC**, a Delaware limited liability company (the "Grantee"), a Tennessee not for profit corporation, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

All those certain Common Area Elements as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Hillwood Court At Nashville West, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171027-0110612, and amended in Instrument No. 20171229-0132447, and as amended in Instrument No. 20181206-0119201, Register's Office for Davidson County, Tennessee, and more particularly described in the attached **Exhibit A.**

This is real property with mailing address of 6817 Charlotte Pike, Nashville, Tennessee 37209.

The sole intent of this deed is to convey only the Common Area Elements to Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 21st day of December, 2018.

NOTARY PUBLIC

My Commission Expires:

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the ___day of August, 2017.

GRANTOR:

VGF TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
Caleb Fuqua, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Caleb Fuqua, 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 VGF Tennessee, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 1/3/22

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

A certain tract or parcel of land in the 8th, formerly the 12th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning in the center of Charlotte Pike at the northwest corner of an eleven acre tract of land conveyed to E. J. Adkisson and wife, Marcie N. Adkisson by deed from A. G. Ewing, Jr., et al., of record in Book 460, page 523, Register's Office for Davidson County, Tennessee; thence with the center line of said pike, eastwardly, 158 feet to a point in the center of said pike; thence southwardly 426 feet to a point; thence westwardly 129 feet to a point in the west line of the eleven acre tract of land deeded to said Adkisson and wife; thence with the west line of said original tract, northwardly 457 feet to the point of beginning.

Less and except the following:

Land in Davidson County, TN, being Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, together with the appurtenant interest in the common elements of the Hillwood Court at Nashville West, a horizontal property regime with private elements established by the Declaration of Covenants, Conditions and Restrictions for Hillwood Court at Nashville West, of record in Instrument No. 20171027-0110612, and amended in Instrument No. 20171229-0132447, and amended in Instrument No. 20181206-0119201, Register's Office for Davidson County, Tennessee, said lots being depicted on the Plat attached as Exhibit B to the aforementioned Declaration.

Being a portion of the same property conveyed to VGF Tennessee, LLC, by deed from Jack T. Canady and wife, Kathleen M. Canady, of record in Instrument No. 20161007-0106198, dated October 5, 2016, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.