Karen Johnson Davidson County
Batch# 189470 DEEDQC
01/29/2019 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190129-0008591

2

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

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 28th day of January, 2019.

Notary Public
My Commission Expires: 7/12/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Douglas Village LLC 1410 51st Avenue North Suite 107 Nashville, TN 37209	New Owner	07116015800

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Vaughn Manufacturing Co. Inc.**, a Tennessee corporation, f/k/a Wamser-Stewart-Vaughn Mfg. Co., a Tennessee corporation, also f/k/a Wamser, Stewart & Vaughn Manufacturing Company, Inc., a Tennessee corporation ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Douglas Village LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **747 Douglas Avenue, Nashville, TN 37207**

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of January 28, 2019.

VAUGHN MANUFACTURING CO. INC.,
a Tennessee corporation

By: _____
Name: Mark Vaughn
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Mark Vaughn**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Vaughn Manufacturing Co. Inc., a Tennessee corporation, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 25th day of January, 2019.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public, State of Tennessee
My Commission Expires: 7/9/2022

EXHIBIT A

Legal Description

Being a tract of land lying in the 5th District of Davidson County, Nashville, Tennessee; said tract being bounded on the south by the northern Right of Way (ROW) of Douglas Avenue (ROW width varies), bounded on the northwest by ROW of CSX Railroad, and bounded on the east by the western ROW of Ellington Parkway (ROW width varies). Tract being more particularly described as follows: POINT OF BEGINNING being a found concrete monument lying on the northwest ROW intersection of said Douglas Avenue and said Ellington Parkway; thence along said northern ROW of Douglas Avenue with the following: thence South 87°45'31" West 336.00 feet to a set iron rod with cap; thence North 84°45'45" West 143.00 feet to a point; thence along the centerline of said ROW of CSX Railroad with the following: with a curve to the right having an arc length of 402.62, a radius of 2864.86, a central angle of 8°03'08", and having a chord bearing and distance of North 44°20'34" East 402.29 feet to a point; thence North 48°22'08" East 24.09 feet to a point; thence leaving said centerline South 10°14'39" West 65.00 feet to a set iron rod with cap; thence long the southeastern ROW of said CSX Railroad with the following: with a curve to the right having an arc length of 27.04, a radius of 2824.86, a central angle of 0°32'55", and having a chord bearing and distance of North 48°05'41" East 27.04 feet to a set iron rod with cap; thence North 48°22'08" East 310.92 feet to a found concrete monument; thence along said western ROW of Ellington Parkway with the following: South 06°24'19" West 231.57 feet to a found concrete monument; thence South 05°37'32" West 98.98 feet to a found concrete monument; thence South 11°02'22" West 138.21 feet to the point of beginning. Tract contains 123,943 square feet or 2.85 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to DOUGLAS VILLAGE LLC by Deed from Vaughn Manufacturing Co., Inc., a Tennessee corporation, d/k/a Wamser-Stewart-Vaughn Mfg. Co., a Tennessee corporation, also f/k/a Wamser, Stewart & Vaughn Manufacturing Company, Inc., a Tennessee corporation, dated January 28, 2019, of record as Instrument No. __201901290008590__, in the Register's Office of Davidson County, Tennessee. And also being the same property conveyed to Wamser-Stewart-Vaughn Mfg. Co., a Tennessee corporation by deed from W.F. Wamser and wife, Zena C. Wamser, dated October 23, 1945, of record in Book 1345, Page 318, in the Register's Office of Davidson County, Tennessee and the same property conveyed to Wamser, Stewart & Vaughn Manufacturing Company, Inc., a Tennessee corporation, by Deed from JAS. E. Covington, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, dated May 9, 1950, of record in Book 1846, Page 435, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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
Notary's Name

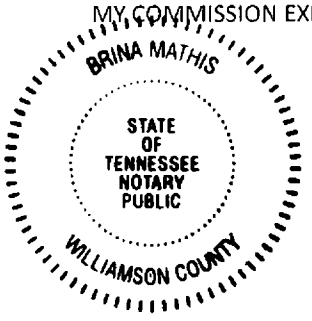
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).