This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 193456 DEEDQC
02/08/2019 03:33:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190208-0012379

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Publix Tennessee, LLC 3300 Publix Corporate Pkwy Lakeland, FL 33811	Publix Tennessee, LLC ATTN: Tax and Treasury 3300 Publix Corporate Pkwy Lakeland, FL 33811	Map: 105-14 Parcels: 59, 60 and 63

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **3NB, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **PUBLIX TENNESSEE, LLC**, a Florida limited liability company, its successors assigns, all of their right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2019.

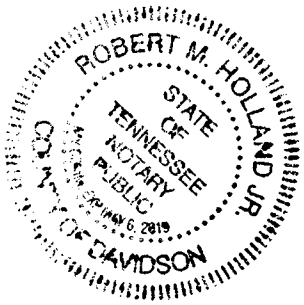
3NB, LLC, a Tennessee limited liability company

By: Frank E. Neal Jr
Name: FRANK E. NEAL, III
Its: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared FRANK E. NEAL, III, to me known (or proved to me on the basis of satisfactory evidence) to be the President of 3NB, LLC, a Tennessee limited liability company, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said company

WITNESS my hand at office this 4th day of February, 2019.



Notary Public
My Commission Expires: May 6, 2019

STATE OF FLORIDA)
COUNTY OF POLK)

The actual consideration or value, whichever is greater, for this transfer is $___-0-____.

William W Rayburn, IV
WILLIAM W. RAYBURN, IV

Sworn to and subscribed before me this
7th day of February, 2019, by
William W. Rayburn, IV, who is personally known to me.

Kayla Pinkerman
Notary Public
My Commission Expires:_____

KAYLA PINKERMAN
MY COMMISSION # FF 983361
EXPIRES: April 18, 2020
Bonded Thru Budget Notary Services

PROPERTY DESCRIPTION

TRACT 1 (Parcel 63.00)

Land in Davidson County, Tennessee, being the northerly 50 feet front and 45 rear of Lot No. 62 on the Plan of Waverly Land Company's Subdivision, called Waverly Place of record in Book 57, page 95, and Survey Affidavit recorded in Instrument No. 20151021-0107272, Register's Office for said County, and described according to a copy of a survey thereof made September 4, 1946, as follows:

Said part of said Lot No. 62 fronts 50 feet on the westerly side of 8th Avenue South or Franklin Pike as widened, and runs back between parallel lines, 244 feet on the southerly line and 233 feet on the northerly line to an alley in the rear and measures 45 feet thereon.

TRACT 2 (p/o Parcel 60.00)

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 62 on the Plan of Waverly Place, of record in Book 57, page 95, and Survey Affidavit recorded in Instrument No. 20151021-0107272, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest Intersection of 8th Avenue South and Bradford Avenue, being the southeast corner of Lot No. 62; thence with the westerly margin of 8th Avenue South, northerly 130 feet; thence westerly 203 feet; thence southerly 121 feet to the northerly margin of Bradford Avenue; thence with the same, easterly 202 feet to the beginning.

TRACT 3 (p/o Parcel 60)

Land in Davidson County, Tennessee, being part of Lot No. 62 on the Plan of the Waverly Land Company's Subdivision, called "Waverly Place", as of record in Book No. 57, Page 95, and Survey Affidavit recorded in Instrument No. 20151021-0107272, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of 8th Avenue South, formerly the Franklin Pike, or Spruce Street, at the southeast corner of the lot conveyed to Ezza McClaren, by deed of record in Book 560, page 203, said Register's Office, and running thence with McClaren's southerly line in a westerly direction 265 feet, more or less, to the easterly margin of an alley, said McClaren's southwest corner; thence with said alley, southwardly 63 feet; thence eastwardly 260 feet, more or less, to the westerly margin of said 8th Avenue South, 70 feet southerly from said McClaren's southeast corner; thence with the westerly margin of said 8th Avenue South, northwardly 70 feet to the point of beginning.

EXHIBIT A

Tract 4 (p/o Parcel 59)

A tract of land in Davidson County, Tennessee, described as follows:

Being the southwesterly part of Lot No. 62 on the map of Waverly Place, of record in Plat Book 57, Page 95, and Survey Affidavit recorded in Instrument No. 201510210107272, Register's Office for said County, described according to a survey thereof made July 3, 1940 by S. R. Sanford, Civil Engineer as follows:

Beginning at a stake in the northerly margin of Bradford Avenue or Glen Avenue, formerly Tennessee Street, 224 feet west of northwest intersection of said Avenue and 8th Avenue South as measured along the present margin of Bradford or Glen Avenue; thence along said Avenue westerly 80 feet to northeasterly intersection of said Avenue and the first alley west of 8th Avenue, South; thence with the margin of said alley, around a slight curve, northerly 114.7 feet to a post in a fence line; thence along said fence line in an easterly direction 45 feet to a stake; thence southerly 119 feet, more or less to the northerly margin of Bradford or Glen Avenue, the point of beginning.

Tract 5 (p/o Parcel 59)

Commencing at an Iron Rod Set at the Northwest right of way intersection of 8th Avenue South and Bradford Avenue; thence leaving 8th Avenue South and with the Northern right of way of Bradford Avenue S 75°26'28" W a distance of 202.00' to an Iron Rod Set being corner to Neal (Instrument No. 000095800000601) and being the true point of beginning; thence S 75°26'32" W a distance of 22.00' to a Point; thence leaving Bradford Avenue N 11°21'21" W a distance of 139.43' to an Iron Rod Set in the fence in the line of Neal; thence with Neal N 84°15'31" E a distance of 21.00' to an Iron Rod Set; thence S 11°48'17" E a distance of 136.15' to the point of beginning having an area of 2952.9 square feet or 0.07 acres more or less.

Tract 1 through Tract 5 being the same property conveyed to 3NB, LLC, from Frank E. Neal, III, Mark O. Neal and Brent W. Neal by Quitclaim Deed of record in Instrument No. 20180919-0092847, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

