Karen Johnson Davidson County
Batch# 207697 DEEDQC
03/19/2019 04:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190319-0025114

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance.

ADDRESS NEW OWNER:	Exit Properties General Partnership P.O. Box 1955 Mt. Juliet, TN 37121
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	120-13-0-049; 120-13-0-050; and 120-13-0-051
Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Steve Griffith** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Exit Properties General Partnership, a Tennessee general partnership**, (herein "Grantee") his successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Tract 1

Being Lot No.1 on the Plan of Ben F. Turbeville Estates, Section 1 as of record in Book 3500, Page 75, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Currey Road at the corner of Lots Nos. 1 and a Tract marked "Reserved"; thence with the line between said two lots easterly 785 feet, more or less, to the southeast corner of said Reserved Tract and the northeast corner of Lot No. 1; thence south 3 degrees 40 feet East 219 feet; thence south 89 degrees 50 feet West 275 feet; thence north 0 degrees 10 feet West 93 feet; thence South 88 degrees 35 feet west 471 feet to the easterly margin of Currey Road; thence with same northwesterly 102.8 feet to the beginning.

Being the same property conveyed by deed from Charles E. Mosely, Jr. to William M. Green, Jr. and Nancy Marie Green of record in Book 5110, Page 290, Register's Office for Davidson County, Tennessee. William M. Green, Jr. and Nancy Marie Green conveyed fifty (50%) percent interest to Claude Hartman by quitclaim deed of record in Instrument No. 20110901-0067686, Register's Office for Davidson County, Tennessee. Claude Edward Hartman died on May 13, 2013, and Last Will and Testament having been duly probated in Circuit Court for Davidson County, Tennessee, File No. 13P-1075, and he devised property to his children, Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell and Laurie Kathleen Hartman.

Tract 2

Being a portion of Lot No. 6 of the Subdivision of the Benjamin Turbeville Farm, a plan of which is recorded in Register's Office for Davidson County, Tennessee.

Said portion of Lot 6 is described as follows: Beginning at a point at the center of the Currey Road 417 feet north of the line bounding the lands of Mrs. Mary E. Currey and Benjamin Turbeville; thence east 433.0 feet to a point in the line between Lots No. 6 and No. 7; thence north 93 feet to a point; thence west parallel with line between Lots #6 and #7 497.7 feet more or less to the center of Currey Road; thence along center of said road 105 feet more or less to the point of beginning containing 1.09 acres more or less.

Being the same property conveyed by deed from Martha Green Hartman and William

Marvin Green, Jr., Co-Executors of the Estate of William Marvin Green, Sr., to Martha Green Hartman and William Marvin Green, Jr., of record in Instrument No. 20040728-0089993, Register's Office for Davidson County, Tennessee. Martha Green Hartman died on May 5, 2006, leaving her husband Claude Edward Hartman and children, Beverly Ann Hartman, Steven Currey Hartman, Virginia Elaine Hartman, Susan Claudette Hartman and Laurie Kathleen Hartman as evidenced by Affidavit of Heirship of recorded in Instrument No. 20100830-0068548, Register's Office for Davidson County, Tennessee. Claude Edward Hartman died on May 13, 2013, and Last Will and Testament having been duly probated in Circuit Court for Davidson County, Tennessee, File No. 13P-1075, and he devised property to his children, Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell and Laurie Kathleen Hartman.

Tract 3

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 7 on the Map of the Ben F. Turbeville's Tract, as of record in Book 547, Page 143, said Register's Office as described as follows:

Beginning at a point in the center of Old Currey Road at the northwest corner of a part of Lots Nos. 7 and 8 of said Turbeville Tract conveyed to William Marving Green by deed from Claude Edward Harman and wife of record in Book 2549, Page 412, Register's Office; thence with the northern boundary line of said Green property north 86 deg. 15 feet East 263 feet and south 87 degrees 15 feet east 352 feet to the westerly line of Lot 13 on said plan; thence with same and a fence north 2 degrees west 99 feet to the south east corner of Lot No. 6 on said plan; thence with the southerly line of said Lot No. 6 westwardly 708 feet more or less to the center of Old Currey Road; thence with same southeasterly 144 feet more or less to the beginning.

Being the same property conveyed to William Marvin Green, Jr., and Martha Green Hartman by deed from William Marvin Green, Jr., and Nancy M. Green of record in Book 5904, Page 20, Register's Office for Davidson County, Tennessee. Martha Green Hartman died on May 5, 2006, leaving her husband Claude Edward Hartman and children, Beverly Ann Hartman, Steven Currey Hartman, Virginia Elaine Hartman, Susan Claudette Hartman and Laurie Kathleen Hartman as evidenced by Affidavit of Heirship of record in Instrument No. 20100830-0068548, Register's Office for Davidson County, Tennessee. Claude Edward Hartman died on May 13, 2013, and Last Will and Testament having been duly probated in Circuit Court for Davidson County, Tennessee, File No. 13P-1075, and he devised property to his children, Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell and Laurie Kathleen Hartman.

William M. Green, Jr., is one and the same person as William Marvin Green, Jr.

Being the same property conveyed to Steve Griffith from William M. Green, Jr., and wife, Nancy Marie Green; Beverly Ann Hartman-Woodward; Steven Currey Hartman; Virginia Elaine Hartman-Epps; Susan Claudette Hartman-Bell; and Laurie Kathleen Hartman, by Warranty Deed recorded on January 10, 2017, in Instrument Number 20170110-0002697, Register's Office for Davidson County, Tennessee. Reference to such Warranty Deed is hereby made for a more complete reference.

This is property is commonly referred to as 940 and 944 Currey Rd. and 0 Currey Rd., Nashville, TN 37217.

Grantor warrants that the subject property has never been his marital residence and is not subject to any marital rights therein.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of March 2019.

Steve Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Steve Griffith, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of March 2019.

Notary Public
My Commission Expires: 7-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ZERO.

Affiant

Subscribed and sworn to before me this 6th day of March 2019.

Notary Public
My Commission Expires 7-8-19

AFFIDAVIT FOR RECORDING

I, Cindy S. 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 herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022