Karen Johnson Davidson County
Batch# 214732 DEEDQC
04/08/2019 08:35:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20190408-0031389

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of April, 2019

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

2019-548-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ATTY.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kingston Partners LLC Suite 100 30 Burton Hills Blvd. Nashville, TN 37215-6392	New Owner	Map/Parcel Map 153, Parcels 3.00, 13.00, 15.00 (Davidson) and Map 100, Parcel 6.00 (Cheatham)

For and in consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John D. Valiquette and Joe L. Rodgers and Steven M. Adcock

By these presents do remise, release and quitclaim unto

Kingston Partners LLC, a Tennessee limited liability company

all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, and Cheatham County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective this 5th day of April, 2019.

John D. Valiquette

Joe L. Rodgers

Steven M. Adcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of April, 2019, before me personally appeared John D. Valiquette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 4th day of April, 2019.

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 12-5-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2019, before me personally appeared Joe L. Rodgers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 5th day of April, 2019.

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 12-5-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2019, before me personally appeared, Steven M. Adcock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 5th day of April, 2019.

Notary Signature
My commission expires: 12-5-2020

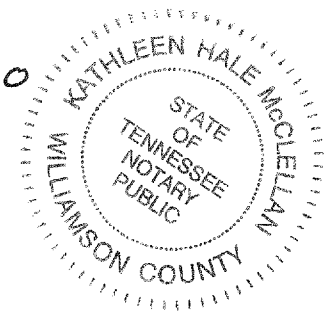


EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

PROPERTY DESCRIPTION
South Harpeth Road
178.27 AC (7,765,310.02 S.F.)
Valiquette, John & Rodgers, J & Adcock, S.
Portion of Kingston Springs, Cheatham County, Tennessee
Portion of Davidson County, Tennessee

BEING a certain parcel or tract of land, Map 100, Parcel 6.00, lying in the 6th Civil District of Cheatham County, Tennessee and Parcel ID: 15300001300 lying in the 35th Civil District of Davidson County, Tennessee, and being the remaining portion of property of John Valiquette, J. Rodgers & Steve Adcock of record in Deed Book 490, Page 695, Deed Book 490, Page 706 in the Register's Office for Cheatham County, Tennessee and in Inst. DB-20000104 0000960 in the Register's Office for Davidson County, Tennessee; said property being bounded on the South by Rodgers, Map 103, Parcel 14, Deed Book 478, Page 128 R.O.C.C.; by McCall, Parcel ID: 15300002700, Inst. QC-20190115 0004047 R.O.D.C.; by Majors, Parcel ID: 15300003000, Inst. DB-20060113 0005445 R.O.D.C.; by Heard, Parcel ID: 15300002900, Inst. DB-19991210 0301845 R.O.D.C. and by the centerline of South Harpeth and Poplar Creek Road, on the East by Pinkerton, Parcel ID: 15400000100, Inst. DB-00007481 0000341 R.O.D.C., on the North by Riley, Parcel ID: 14000020900, Inst. DB-20150611 0055554 R.O.D.C., and by South Harpeth Partners, LLC, Map 100, Parcel 6.06, and on the West by South Harpeth Partners, LLC, Map 103, Parcel 18.00, Deed Book 537, Page 697 and Deed Book 490, Page 706 R.O.C.C.; said parcel is more particularly described as follows:

BEGINNING at a pk nail (old) in the centerline of Poplar Creek Road being the southeast corner of Heard and a southeast corner of said herein described tract;

THENCE, leaving the centerline of Poplar Creek Road northerly along the east line of Heard for the following calls:
North 18°28'25" West, for a distance of 71.20' to an iron rod (old) found,
North 11°30'46" East, for a distance of 197.53' to an iron rod (old) found,
North 02°42'28" East, for a distance of 232.75' to an iron rod (old) found,
North 09°23'32" East, for a distance of 35.19' to an iron rod (old) found,
North 32°53'44" East, for a distance of 133.31' to an iron rod (old) found,
North 44°10'04" East, for a distance of 109.03' to an iron rod (old) found,
North 49°00'21" East, for a distance of 70.53' to an iron rod (old) found,
North 09°00'25" East, for a distance of 50.08' to an iron rod (old) found,
North 03°32'01" East, for a distance of 227.36' to an iron rod (old) found,

THENCE, leaving the east line of Heard and with the north line of Heard for the following calls:
North 60°46'24" West, for a distance of 190.84' to an iron rod (old) found,
South 73°10'57" West, for a distance of 295.85' to an iron rod (old) found, said iron rod being the northwest corner of Heard and the northeast corner of Majors;

THENCE, leaving the north line of Heard and with the north line of Majors, South 83°29'38" West, for a distance of 227.43' to an iron rod (old) found, THENCE, South 65°22'43" West, for a distance of 82.32' to an iron rod (old) with cap "Smith", said iron rod being the northwest corner of Majors and the northeast corner of McCall;

THENCE, leaving the north line of Majors and with the north line of McCall, South 65°19'59" West, for a distance of 172.81' to an iron rod (old) found, THENCE, South 65°23'38" West, for a distance of 455.78' to an iron rod (old) found, THENCE, South 89°48'13" West, for a distance of 219.93' to an iron rod (old) found, said iron rod being the northwest corner of McCall, a northeast corner of Rodgers and being a corner along the Davidson-Cheatham County line.

THENCE, leaving the north line of McCall and with the east line of Rodgers and the Davidson-Cheatham County line North 00°07'33" West, for a distance of 313.82' to an iron rod (old) found, said iron rod being the northeast corner of Rodgers.

THENCE, leaving the east line of Rodgers and the Davidson-Cheatham County line and with the north line of Rodgers for the following calls:

North 83°02'33" West, for a distance of 138.91' to an iron rod (old) found,
South 85°29'27" West, for a distance of 220.44' to an iron rod (old) found,
South 75°17'27" West, for a distance of 151.64' to an iron rod (old) found,
South 61°01'27" West, for a distance of 268.65' to an iron rod (set),
South 71°43'27" West, for a distance of 24.12' to an iron rod (old) Bent,

THENCE, leaving the north line of Rodgers and with the west line of Rodgers, South 06°54'33" East, for a distance of 496.91' to an iron rod (set), THENCE, South 08°47'33" East, for a distance of 180.00' to an iron rod (set), THENCE, South 09°48'33" East, for a distance of 69.33' to a pk nail (set) in the centerline of South Harpeth Road;

THENCE, leaving Rodgers and with the centerline of South Harpeth Road in a westerly direction with a curve to the left, said curve having a radius of 450.00', a delta angle of 11°02'12", and arc length of 86.68', and a chord bearing North 80°17'25" West, for 86.55' to a point in the centerline of South Harpeth Road, THENCE, North 85°48'31" West, for a distance of 341.35' to a point in the centerline of South Harpeth Road, THENCE, with a curve to the right, said curve having a radius of 1763.97', a delta angle of 23°49'30", and arc length of 733.50', and a chord bearing North 73°45'40" West, for 728.23' to a point in the centerline of South Harpeth Road, THENCE, North 60°30'01" West, for a distance of 101.92' to a point in the centerline of South Harpeth Road, THENCE, with a curve to the right, said curve having a radius of 1200.00', a delta angle of 12°14'16", and arc length of 256.31', and a chord bearing North 54°48'24" West, for 255.82' to a point in the centerline of South Harpeth Road, THENCE, North 48°47'14" West, for a distance of 122.85' to a point in the centerline of South Harpeth Road, THENCE, with a curve to the left, said curve having a radius of 405.76', a delta angle of 28°10'19", and arc length of 199.51', and a chord bearing North 59°15'54" West, for 197.50' to a pk nail (set) in the centerline of South Harpeth Road, said pk nail being the southeast corner of South Harpeth Partners, LLC (Map 103, Parcel 18.00) and the southwest corner of said herein-described tract;

THENCE, leaving the centerline of South Harpeth Road and with the South Harpeth Partners, LLC (Map 103, Parcel 18.00) east line for the following calls:

North 39°21'03" East, passing through a witness pin (set) on line at a distance of 200' for a total distance of 455.18' to an iron rod (set) on the hillside behind the existing building,
North 81°40'53" East, for a distance of 160.16' to an existing fence post,
North 62°31'46" East, for a distance of 148.34' to an existing fence post,
North 51°37'30" East, for a distance of 148.08' to an existing fence post,
North 05°05'32" East, for a distance of 215.76' to an existing fence post,
North 56°13'16" East, for a distance of 93.54' to a point in the centerline of drain, (point not marked),

THENCE continuing with the east line of South Harpeth Partners, LLC and the centerline of drain for the following calls:

North 13°51'43" East, for a distance of 267.95' to a point in the centerline of drain, (point not marked),
North 36°36'41" West, for a distance of 60.04' to a point in the centerline of drain, (point not marked),
North 20°45'41" East, for a distance of 187.61' to a point in the centerline of drain, (point not marked),
North 13°47'18" East, for a distance of 105.17' to a point in the centerline of drain, (point not marked),
North 22°58'32" West, for a distance of 27.52' to a point in the centerline of drain, (point not marked),
North 51°11'51" East, for a distance of 72.57' to a point in the centerline of drain, (point not marked),
North 03°24'37" West, for a distance of 141.82' to a point in the centerline of drain, (point not marked),
North 30°39'40" West, for a distance of 34.55' to a point in the centerline of drain, (point not marked),
North 00°04'08" East, for a distance of 179.92' to a point in the centerline of drain, (point not marked),

THENCE, leaving the centerline of drain and continuing with the east line of South Harpeth Partners, LLC, North 06°33'44" West, for a distance of 255.70' to a point along the ridge (surveyed by others), THENCE, North 18°53'15" East, for a distance of 149.71' to a 24" beech tree with fence, said beech tree being the northeast corner of South Harpeth Partners, LLC (Map 103, Parcel 18.00) and a northwest corners of said herein-described tract;

THENCE, leaving the South Harpeth Partners, LLC (Map 103, Parcel 18.00) and with the south line of South Harpeth Partners, LLC (Map 100, Parcel 6.06), North 37°35'55" East, for a distance of 565.89' to a t-post found in the centerline of the TVA power lines and easement (Deed Book 4225, Page 587 R.O.C.C.), THENCE, North 67°21'37" East, for a distance of 862.37' to a t-post found in the centerline of the TVA power lines and easement; said t-post being southeast corner of South Harpeth Partners, LLC (Map 100, Parcel 6.06), a southwest corner of Riley and being a northeast corner of said herein-described tract;

THENCE, leaving the south line of South Harpeth Partners, LLC and with the west line of Riley, South 01°37'34" West, for a distance of 338.59' to a t-post found, THENCE, continuing with Riley's line along the south, South 85°02'52" East, for a distance of 1225.63' to a t-post along side an old logging road and passing through t-post and marked trees with flagging on line.

THENCE, leaving the south line of Riley and with the west line of Pinkerton, South 12°51'18" East, for a distance of 2185.04' to a point in the center of a 36" tree with two iron rods found on the north and south sides at the base of tree, THENCE, North 79°35'32" East, for a distance of 132.29' to an iron rod (old) found at the base of an old fence gate, THENCE, South 80°48'21" East, for a distance of 29.71' to an iron rod (old) found at the base of an old fence gate, THENCE, continuing along the west line of Pinkerton and on the west said of drain, South 03°03'52" West, for a distance of 369.08' to an iron rod (old) found in old fence line, THENCE, crossing over the drain, South 07°22'20" West, for a distance of 97.24' to an iron rod (set), THENCE, North 47°36'08" West, for a distance of 25.56' to a point in the centerline of drain, (point not marked), THENCE, continuing with the west line of Pinkerton and southerly down the centerline of drain for the following calls:

South 42°20'47" West, for a distance of 112.57' to a point in the centerline of drain, (point not marked),
South 47°31'12" West, for a distance of 41.86' to a point in the centerline of drain, (point not marked),
South 01°42'54" East, for a distance of 26.16' to a point in the centerline of drain, (point not marked),
South 67°54'47" West, for a distance of 27.42' to a point in the centerline of drain, (point not marked),
South 13°50'58" East, for a distance of 99.96' to a point in the centerline of drain, (point not marked),
South 20°34'23" West, for a distance of 76.72' to a point in the centerline of drain, (point not marked),
South 13°18'45" West, for a distance of 27.23' to a point in the centerline of drain, (point not marked),
South 01°15'06" West, for a distance of 53.85' to a point in the centerline of drain, (point not marked),
South 18°34'21" West, for a distance of 31.83' to a point in the centerline of drain, (point not marked),
South 10°50'00" West, for a distance of 103.83' to a point in the centerline of drain, (point not marked),
North 64°21'11" East, for a distance of 75.66' to a point in the centerline of drain, (point not marked),
North 81°47'08" East, for a distance of 61.78' to a point in the centerline of drain, (point not marked),
South 79°01'25" East, for a distance of 64.22' to a point in the centerline of drain, (point not marked), having a witness pin (iron road) set, North 05°03'07" East, for a distance of 200',
South 05°03'07" West, for a distance of 66.35' to a pk nail (set) in the centerline of Poplar Creek Road,

THENCE, leaving the west line of Pinkerton and westerly with the centerline of Poplar Creek Road, South 84°54'24" West, for a distance of 223.01' to the POINT OF BEGINNING and CONTAINING 178.27 Acres (7,765,310.02 square feet), more or less, according to a survey by Wilson & Associates, March 2019.

PROPERTY DESCRIPTION

South Harpeth Road – Poplar Creek Road
4.46 AC (194,147.83 S.F.)
Valiquette, John & Rodgers, J & Adcock, S.
Davidson County, Tennessee

BEING a certain parcel or tract of land, Parcel ID: 15300000300, lying in the 35th Civil District of Davidson County, Tennessee, and property of John Valiquette, J. Rodgers & Steve Adcock of record in Inst. DB-20000104 0000960 in the Register's Office for Davidson County, Tennessee; said property being bounded on the south by South Harpeth Road and Poplar Creek Road, on the east by Heard, Parcel ID: 15300002900, Inst. DB-19991210 0301845 R.O.D.C. and Poplar Creek Road, on the west by South Harpeth Road, and on the north by the centerline of Poplar Creek; said parcel is more particularly described as follows:

COMMENCING at a pk nail (old) in the centerline of Poplar Creek Road being the southeast corner of Heard and a southeast corner of John Valiquette, J. Rodgers & Steve Adcock, Parcel ID: 15300001300 of record in Inst. DB-20000104 0000960 in the Register's Office for Davidson County and also being Map 100, Parcel 6.00 of record in Deed Book 490, Page 695 in the Register's Office for Cheatham County, South 84°52'45" West, passing through a pk (old) a distance of 52.25' for a total distance of 172.43' to the POINT OF BEGINNING, being a pk nail (set) in the centerline of Poplar Creek Road;

THENCE, continuing with the centerline of Poplar Creek Road in a westerly direction with a curve to the left, said curve having a radius of 975.71', a delta angle of 64°45'38", and arc length of 1102.83', and a chord bearing South 51°46'42" West, for 1045.06' to a point in the centerline of Poplar Creek Road (point not marked), THENCE, with a curve to the right, said curve having a radius of 23.09', a delta angle of 158°30'09", and arc length of 63.88', and a chord bearing North 83°48'34" West, for 45.37' to a point in the centerline of South Harpeth Road (point not marked), THENCE, with the centerline of south Harpeth road, northerly with a curve to the left, said curve having a radius of 344.34', a delta angle of 43°22'27", and arc length of 260.68', and a chord bearing North 22°44'09" West, for 254.50' to a point in the centerline of South Harpeth Road (point not marked), THENCE, North 44°27'50" West, for a distance of 154.39' to a point in the centerline of South Harpeth Road (point not marked), THENCE, with a curve to the right, said curve having a radius of 126.82', a delta angle of 26°48'23", and arc length of 59.34', and a chord bearing North 27°22'03" West, for 58.80' to a point in the centerline of South Harpeth Road (point not marked), THENCE, North 10°16'15" West, for a distance of 58.48' to a point in the centerline of South Harpeth Road (point not marked), THENCE, with a curve to the left, said curve having a radius of 117.00', a delta angle of 13°26'32", and arc length of 27.45', and a chord bearing North 16°59'31" West, for 27.39' to a pk nail (set) in the centerline of South Harpeth Road, said point being a southwest corner of McCall, Parcel ID: 15300002700 of record in Inst. QC-20190115 0004047 in the Register's Office for Davidson County;

THENCE, leaving the centerline of South Harpeth Road, North 73°07'15" East, for a distance of 50.14' to a point in the centerline of Poplar Creek (point not marked), (continuing along same bearing North 73°07'15" East, for a distance of 100' to a witness pin (iron rod) set;

THENCE, southeasterly along the centerline of Poplar Creek for the following calls:

South 56°02'53" East, for a distance of 135.73' to a point in the centerline of Poplar Creek, (point not marked),

A curve to the left, said curve having a radius of 50.00', a delta angle of 77°10'14", and arc length of 67.34', and a chord bearing North 85°22'00" East, for 62.37' to a point in the centerline of Poplar Creek, (point not marked),

North 46°46'53" East, for a distance of 91.12' to a point in the centerline of Poplar Creek, (point not marked),

A curve to the right, said curve having a radius of 100.00', a delta angle of 28°39'07", and arc length of 50.01', and a chord bearing North 61°06'27" East, for 49.49' to a point in the centerline of Poplar Creek, (point not marked),

North 75°26'00" East, for a distance of 222.24' to a point in the centerline of Poplar Creek, (point not marked),

North 81°15'29" East, for a distance of 134.43' to a point in the centerline of Poplar Creek, (point not marked),

North 73°39'53" East, for a distance of 185.42' to a point in the centerline of Poplar Creek, (point not marked),

A curve to the right, said curve having a radius of 750.00', a delta angle of 14°29'30", and arc length of 189.70', and a chord bearing North 79°07'29" East, for 189.19' to a point in the centerline of Poplar Creek, (point not marked);

North 86°22'14" East, for a distance of 75.32' to a point in the centerline of Poplar Creek, (point not marked),

THENCE, leaving the centerline of Poplar Creek, southerly South 01°50'41" West, for a distance of 38.22' to the POINT OF BEGINNING and CONTAINING 4.46 Acres (194,147.83 square feet), more or less, according to a survey by Wilson & Associates, March 2019.

Being a portion of the same property conveyed to John D. Valiquette and Joe L. Rodgers and Steven M. Adcock by Warranty Deed from Rose M. Davis, unmarried, dated December 30, 1999, of record in Deed Book 490, page 695, Register's Office for Cheatham County, Tennessee, and in Book 1948, page 218 and in Instrument No 20000104-0000960, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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 of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

