Prepared by and Return to: Joseph M. Barrett, Esq. Ramsey Thornton Barrett Osborn, PLC 10200 Ramsey Way Dickson, TN 37055 CHIC 20311	Property Owner and Mail Tax Bills To: Hamilton Creek Development Company, L.L.C. ATTN: Justin J. Peterson PO Box 13925 Jackson, MS 39236	Property Address: 2793 Couchville Pike Nashville, TN 37217	Tax Parcel No(s).: 121-00-0-174.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, GREGG ALLAN GARNER and CHERIL LIN MANSOLINO (being the same person formerly known as CHERIL LIN GARNER) and ISAAC R. GARNER (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to HAMILTON CREEK DEVELOPMENT COMPANY, L.L.C., a Mississippi limited liability company (the "Grantee"), all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property described as 2793 Couchville Pike, Nashville, Tennessee.

[SIGNATURES ON FOLLOWING PAGE]

Karen Johnson Davidson County
Batch# 218192 **DEEDQC**
04/16/2019 09:56:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190416-0034598

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 12th day of April, 2019.

Notary Public
My Commission Expires: 11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Signature Page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GREGG ALLAN GARNER

STATE OF Tennessee
COUNTY OF Bedford

Before me personally appeared GREGG ALLAN GARNER, 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's (or persons') free act and deed.

Witness my hand, at office, this 11 day of April, 2019.

K. Morgan Clardy
NOTARY PUBLIC

My commission expires: 12/16/2020

K. MORGAN CLARDY
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

[Signature Page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

CHERIL LIN MANSOLINO

ISAAC R. GARNER

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared CHERIL LIN MANSOLINO and ISAAC R. GARNER, 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's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2019.

NOTARY PUBLIC

My commission expires: _____



EXHIBIT A
TO QUITCLAIM DEED

LEGAL DESCRIPTION

Tract I:

Being a landlocked tract of land in the 29th Council District of Davidson County, City of Nashville, Tennessee. Being bounded on the south by Sallie Hicks and Theodore Vaughn property of record in Deed Book 10440, Page 492, Records Office of Davidson County, Tennessee (R.O.D.C.T.), on the west by the Hamilton Creek Development Company, LLC, property of record as Instrument No. 20180209-0013251 (R.O.D.C.T.), on the north by the property of Jui-Lien Chou Ho of record as Instrument Number 20161020-0111147 (R.O.D.C.T.), and on the east by the Samuel Lake property of record in Deed Book 4718, Page 648 (R.O.D.C.T.) and the Charles D. Brown property of record in Deed Book 4718, Page 642 (R.O.D.C.T.), and the Sherry Cox and James Robert Roderick property of record in Instrument Number 20180711-0066984 (R.O.D.C.T.), said tract being more particularly described as follows:

Commencing at a 1/2-inch iron rod (old) in the southerly right-of-way of Couchville Pike being the northeast corner of said Chou Ho property, having a Northing of 648,069.16 and an Easting of 1,782,026.81 (NAD83); thence leaving the said right-of-way South 07 degrees 51 minutes 11 seconds West 883.97 feet to an iron rod (new) being the northwest corner and the point of beginning of the tract herein described, having a Northing of 647,193.73 and an Easting of 1,781,904.24; thence South 08 degrees 02 minutes 43 seconds West 737.37 feet to a 1/2-inch iron rod (old) being the northerly line of the said Hicks property; thence North 78 degrees 35 minutes 25 seconds West 591.75 feet to a 1/-2 iron rod (old) being the southeast corner of said Hamilton Creek property; thence leaving the Hicks property North 08 degrees 00 minutes 37 seconds East 737.41 feet to an iron rod (new) being the southwest corner of the said Chou Ho property; thence leaving the said Hamilton Creek property South 78 degrees 35 minutes 21 seconds East 592.20 feet to the point of beginning containing 435,755 square feet or 10.00 acres, more or less, according to a survey prepared by Douglas Ball-Chandler, TN RLS#2588, in association with Ragan-Smith Associates, Inc., dated April 9, 2019, Job No. 17152.

Tract II: (Easement Parcel):

Together with a twenty-five (25') easement for ingress and egress and utilities giving the above described property (Tract I) access to Couchville Pike along the easterly boundary line of the 10.94 acre tract conveyed by Ronald Lee Stacey and set forth in deeds of record in Book 5878, Page 151, and Book 5878, Page 147, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gregg Allan Garner, Cheril Lin Garner and Isaac R. Garner and wife, Daisy L. Garner by Quitclaim Deed from Brenda J. Fisher, Trustee, dated March 31, 1987, and of record in Book 7194, Page 536, in the Register's Office of Davidson County, Tennessee. Also being the same property in which the interest of Daisy L. Garner vested in Isaac R. Garner, upon her death, by reason of their tenancy by the entirety.