Karen Johnson Davidson County
Batch# 219801 DEEDQC
04/18/2019 02:03:27 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190418-0035938

This Instrument Prepared
By: Thomas I. Bottorff, Esq.
5110 Maryland Way, Ste. 120
Brentwood, TN 37027
(615-371-0800

QUITCLAIM DEED

Owner Name and Address:	Send Tax Bills To:	Map and Parcel:
Blueroad Fontanel, LLC **180 North Stetson, Ste. 2880** **Chicago, Illinois 60601**	**Same**	**No. 049-00-0-140.00**

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm the actual consideration or true value of this transfer, whichever is greater, is 0. (Recording tax was paid with Instrument No. 20190221-0016000.)

Affiant

Subscribed to and sworn to before me this 17th day of April 2019.

Notary Public

My Commission Expires: 10/31/2020

R. FRANCENE KAHN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dale C. Morris ("Grantor")**, by these presents, does hereby quitclaim, grant, transfer and convey unto **Blueroad Fontanel, LLC, a Delaware limited liability company, ("Grantee")**, its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to wit:

(See Exhibit A attached hereto and incorporated herein.)

This is improved property known as 4225 Whites Creek Pike, Whites Creek, Tennessee 37189.

IN WITNESS WHEREOF, the Grantor has executed this instrument the 12 day of April 2019.

GRANTOR:

Dale C. Morris

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Before me, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared **Dale C. Morris**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the within named bargainor, and who upon oath, acknowledged he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and Seal at office this 12 day of April 2019.

Notary Public

My Commission Expires: 11/1/2020

J. DANIEL BREDE
MY COMMISSION # GG 035316
EXPIRES: November 1, 2020
Bonded Thru Budget Notary Services

QUITCLAIM DEED
EXHIBIT "A"
DALE MORRIS PROPERTY

TRACT 1 (Map-Par. 049-00-0-140.00)

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows.

COMMENCING at a point on the easterly right-of-way line of Whites Creek Pike, 30 feet from the centerline, at a corner common with the property conveyed to Daniel M. Hayes Sr. and Janice A. Hayes of record in Instrument Number 20050131-0011261 at the Register's Office for Davidson County, Tennessee, also being Lot 9 on the Tollgate Two Subdivision of record in Instrument Number 200005020043728;

Thence leaving the easterly right-of-way line of Whites Creek Pike with the northerly line of Hayes, South 77 deg 57 min 34 sec East, 556.84 to a point in the line of Hayes, and being the southwest corner of the herein described tract, said point being the POINT OF BEGINNING for this tract;

Thence with Whites Creek for the following calls:

1) North 02 deg 22 min 58 sec East, 190.95 feet to a point,
2) North 06 deg 42 min 25 sec West, 210.26 feet to a point,

Thence through the property conveyed to Fontanel Properties of record in Instrument Number 20020621-0075107 and generally with Whites Creek for the following calls.

1) North 14 deg 09 min 17 sec East, 359.72 feet to a point,
2) North 09 deg 54 min 16 sec East, 338.23 feet to a point,
3) North 16 deg 33 min 24 sec East, 212.60 feet to a point at a corner common with the property conveyed to Charles H and Mary K. Holloway of record in instrument Number 200501100003816;

Thence leaving Whites Creek with the southerly line of said Holloway for the following three calls:

1) South 79 deg 20 min 27 sec East, 120.10 feet to an existing iron rod,
2) South 65 deg 58 min 57 sec East, 202.62 feet to an existing iron rod,
3) South 66 deg 16 min 20 sec East, 127.84 feet to a point at a corner common with the property conveyed to Charles H. and Mary K. Holloway of record in Instrument Number 200309150134747;

Thence with the southerly line of Holloway (Instrument 20030915-0134747) for the following calls:

1) South 66 deg 19 min 27 sec East, 391.32 feet to an existing set stone in a drain,
2) South 66 deg 05 min 37 sec East, 1917.72 feet to an iron rod found at a corner common with said Holloway;

Thence with the easterly line of Charles H. and Mary K. Holloway of record in Instrument Number 20030915-0134747, North 06 deg 54 min 07 sec East, 664.52 feet to an existing set stone on the southerly line of the property conveyed to Helen B. Huff of record in Book 9326, Page 618;

Thence with the southerly line of Huff for the following calls:

1) South 67 deg 54 min 42 sec East, 979.31 feet to an existing iron rod,
2) North 10 deg 50 min 13 sec East, 180.51 feet to an existing iron rod,
3) South 79 deg 26 min 32 sec East, 122.68 feet to an existing iron rod,

Thence first along said Huff and then with the westerly line of the property conveyed to Michael L. Shular, Trustee of record in Instrument Number 20060503-0051544, South 08 deg 03 min 38 sec West, 2026.03 to an existing iron pipe at a corner common with the property conveyed to Raymond G. Ray of record in Book 9892, Page 148;

Thence first with the northerly line of said Ray, then with the northerly line of Janet H. Wilks of record in Instrument Number 20090527-0048614 and then with the northerly line of Carolyn F. Rogers of record in Book 10837, Page 540, North 58 deg 19 min 56 sec West, 327.96 feet to an existing iron pipe at a corner common with the property conveyed to Historic Cedarwood, LLC of record in Instrument Number 20110503-0033782;

Thence with Historic Cedarwood, LLC for the following calls:

1) South 79 deg 52 min 39 West, 312.56 feet to an existing iron rod,
2) North 79 deg 57 min 48 sec West 530.48 feet to an existing iron rod,
3) North 59 deg 10 min 42 sec West, 397.14 feet to an existing iron rod at a corner common with the property conveyed to Jing-qi Mei and wife, Xuhan Zhang of record in Instrument Number 20140115-0004207;

Thence with the northerly line of Jing-qi Mei and Xuhan Zhang for the following calls:

1) North 59 deg 08 min 13 sec West, 90.67 feet to an existing iron rod,
2) North 03 deg 06 min 33 sec West, 593.95 feet to an existing iron rod at a corner common with the property conveyed to Dale Morris of record in Instrument Number 201309190098803;

Thence with the northerly line of said Morris, North 82 deg 01 min 56 sec West, 1634.61 feet to an existing iron rod;
Thence first continuing with the northerly line of Morris and then with the northerly line of said Daniel M. Hayes Sr. and Janice A. Hayes, North 77 deg 57 min 34 sec West, 409.45 feet to the point of beginning; containing 116.65 acres more or less.

Being the same property conveyed to DALE C. MORRIS, by deed from FONTANEL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160218-0015590, dated February 17, 2016, said Register's Office.