Karen Johnson Davidson County
Batch# 219801 DEEDQC
04/18/2019 02:03:27 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190418-0035939

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 Nos:
Blueroad Fontanel, LLC **180 North Stetson, Ste. 2880** **Chicago, Illinois 60601**	**Same**	**Tr 2: 049-00-0-319.00** **and 049-00-0-200.01** **Tr 3: 040-00-0-163.00** **Tr 5: 049-00-0-198.00**

STATE OF TENNESSEE)
COUNTY OF W. Thomson **)**

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. 20190221-0016001.)

Affiant

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Notary Public

My Commission Expires: 10/31/2020

****

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, **Fontanel Properties, LLC, a Tennessee limited liability company, ("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 Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described as follows, to wit:

(See Exhibit A attached hereto and incorporated herein.)

This is three tracts of improved property located on Whites Creek Pike, Whites Creek, Tennessee 37189.

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

GRANTOR:

Fontanel Properties, LLC, a Tennessee limited liability company

By: _____
Dale C. Morris, Sole Member

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Before me, a Notary Public of the State and County aforesaid, personally appeared **Dale C. Morris**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged he is the Sole Member of Fontanel Properties, LLC, the Bargainor, and as such member, being authorized so to do, he executed the foregoing instrument on behalf of the Bargainor 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"
FONTANEL PROPERTIES, LLC PROPERTY

TRACT 2 (Map-Par. 049-00-0-319.00 and 049-00-0-200.01)

Land in the Twelfth Civil District of Davidson County, Tennessee, described according to a Survey of Robert H. Cummings, dated February 27, 1986, as follows:

Beginning at an iron pin in the easterly right-of-way of Whites Creek Pike (30 feet from the center line), said iron pin being located southerly along said right-of-way from and iron pin marking the intersection of said right-of-way with the southerly right-of-way of Knight Road, as follows:

South 05° 07' East 501.65 feet to the beginning of a curve concave to the East having a radius of 9032.017 feet; thence, with said curve, an arc distance of 581.16 feet through central angle of 03° 41' 12" to the point of tangency; thence South 08° 48' East 241.56 feet; thence leaving said point of beginning with the southerly boundary line of property owned by W H. Thompson, et ux., Odie of record in Deed Book 1140, page 153, in the Register's Office for Davidson County, Tennessee, as follows:

South 81° 57' East 782.66 feet to an iron pin: South 50° 27' East 131.64 feet to an iron pin, on the east bank of Whites Creek, said iron pin being the common corner of property owned by Frank Dudley, et ux., of record in Book 4562, page 966, Register's Office for Davidson County; Tennessee, • and property owned by Mary D. Sehl, et al., of record in Book 5901,page 463, Register's Office for Davidson County, Tennessee; thence with the westerly boundary line of said Sehl property South 01° 15' West 331.28 feet to an iron pin, in a fence corner; South 82° 38' East 120.10 feet to an iron pin; South 69° 36' East 202.47 feet to an iron pin; thence with the southerly boundary line of property owned by Home Owners Enterprises, Inc. of record in Book 5065, page 357, Register's Office for Davidson County, Tennessee, South 29° 01' East 525.50 feet to an iron pin, in the center line of a small creek; thence continuing with said boundary line and the center line of said creek, as follows:

North 68° 50' East 48.73 feet; North 19° 08' West 36.11 feet; North 17° 18' East 47.32 feet; North 46° 31' East 27.86 feet; North 64° 44' East 73.06 feet; North 28° 48' East 103.75 feet; North 47° 59' East 61.64 feet to an iron pin; thence leaving said creek and continuing with said boundary line South 69° 36' East 1919.78 feet to an iron pin, in a fence corner; North 03° 13' East 665.01 feet to an iron pin; thence with the southerly boundary line of property owned by Tommy H. Huff, of record in Book 6150, page 186, Register's Office for Davidson County, Tennessee, South 71° 25' East 983.01 feet to an iron pin; North 06° 55' East 181.17 feet to an iron pin; South 82° 42' East 117.27 feet to an iron pin; thence with the westerly boundary line of property owned by Walter O. Sanders, et ux. Clarice, of record in Book 1281, page 177, Register's Office for Davidson County, Tennessee, South 04° 25' West 2026.60 feet to an iron pin, in a fence corner; thence with the northerly boundary line of property owned W. R. Ray, et ux., of record in Book 5903, page 821, Register's Office for Davidson County, Tennessee, and property owned by Olvia Mae Gore of record in Will Book 70, page 387, County Court Clerk's Office of Davidson County, Tennessee, North 61° 54' West 327.79 feet to an iron pin; thence with the northerly boundary line of property owned by Earl B. Bates and Sons Nursery of record in Book 5744, page 718, Register's Office for Davidson County, Tennessee, as follows:

South 76° 18' West 311.41 feet to an iron pin; North 83° 25' West 531.86 feet to an iron pin; North, 62° 38' West 487.75 feet to an iron pin, in the easterly boundary line of property owned by William F. Dickens, et ux, Jessie, of record in Book 3222, page 47, Register's Office for Davidson County, Tennessee; thence with said boundary line North 6° 37' West 594.00 feet to an iron pin, in a fence corner;

thence with the Northerly boundary line of property owned by W. H. Thompson, et ux., Odie, of record in Book 2345, page 203, Register's Office for Davidson County, Tennessee; North 85° 30' West 1634.09 feet to an iron pin; thence with said boundary and the northerly boundary line of property owned by Reece Thompson, et ux., Jeanne, of record in Book 4588, page 966, Register's Office for Davidson County, Tennessee, North 81° 26' West 966.60 feet to an iron pin, in the easterly right-of-way of Whites Creek Pike (30 feet from the center line); thence with said right- of-way North 06° 06' West 1085.02 feet to the beginning of a curve concave to the West having a radius of 9153.878 feet; thence with said curve an arc distance of 431.855 feet through a central. angle of 02° 42' 11" to the point of tangency; thence North 08° 48' West 232.44 feet to the beginning containing 141.50 acres.

Being part of the same property conveyed to FONTANEL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KENNETH L. DUDNEY AND WIFE, BARBARA A. DUDNEY, of record as Instrument No. 20020621-0075107, dated June 20, 2002, said Register's Office.

Included in the above description but specifically excluded therefrom is that portion of said property conveyed to Irlene Mandrell Boyer by deed of record in Book 6956, page 316, said Register's Office.

Included in the above description but specifically excluded therefrom is that portion of said property conveyed to Dale C. Morris by deed of record as Instrument No. 20160218-0015590, said Register's Office.

TRACT 3 (Map-Par. 040-00-0-163.00)

Certain real property situated in the 12th Civil District of Davidson County, Tennessee and more particularly described according to a survey by Clay B. Absher, dated August 1986, as follows, to-wit:

Beginning at an iron pin in the east right of way (60 feet right of way) of Whites Creek Pike on the south side of a drainage ditch 0.35 mile south of Old Hickory Boulevard, said pin being a corner to W. H. Thompson; thence, with said Thompson South 81 deg. 56 min. 26 sec. East 782.52 feet to an iron pin on the north side of said drainage ditch and near the west bank of Whites Creek; thence, crossing said Creek South 52 deg. 16 min. 58 sec. East 136.05 feet to an iron pin in the east bank of Whites Creek, a corner to said Thompson and William Sullivan; thence, with said Sullivan South 2 deg. 16 min. 32 sec. West 213.53 feet to a point in the east edge of said Creek, a corner to Ken Dudney; thence, with said Dudney and crossing said Whites Creek (passing a reference iron pin on the west bank of said Creek at 59.38 feet) North 81 deg. 57 min. 03 sec. West 837.62 feet to an iron pin in the east right of way of said Whites Creek Pike, a corner to said Dudney; thence with said right of way and a curve concave to the left, whose radius is 9153.878 feet, a distance of 60.00 feet to an iron pin; thence, continuing with said right of way North 8 deg. 48 min. 08 sec. West 232.44 feet to the point of beginning, containing 5.48 acres, more or less.

Being the same property conveyed to FONTANEL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MELVIN BROWN AND ALTA DENISE BROWN, HUSBAND AND WIFE, of record as Instrument No. 20160816-008550, dated May 19, 2016, said Register's Office.

TRACT 5 (Map-Par. 049-00-0-198.00)

Land in the 3rd Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee being the property of W. H. Thompson, et ux, of Record in Deed Book 2345, Page 203, Registers Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron pin (old) with stamp RSL #1623 on the northeasterly right-of-way margin of Whites Creek Pike (a 60-foot wide right-of-way) at the southwesterly property corner of Randall Davis, Parcel 364, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, the southerly most property corner of this tract and proceeding as follows:

From the Point of Beginning and with said northeasterly right-of-way margin;
Thence, along a curve concave to the southwest having a radius of 11489.20 feet and a central angle of 2°02'21" and being subtended by a chord which bears North 42°46'00" West 408.86 feet, an arc distance of 408.88 feet to a point in the center of Whites Creek, the southeasterly property corner of W.H. Thompson, Jr. property of Record in Deed Book 166, Page 345, R.O.D.C., Tennessee:

Thence, leaving said road and with the approximate center of Whites Creek and the easterly property line of said Thompson for the next 4 calls;
1) North 10°37'59" East, a distance of 90.23 feet to a point;
2) Thence, North 01°03'13" West, a distance of 124.04 feet to a point;
3) Thence, North 08°30'20" West, a distance of 270.63 feet to a point;
4) Thence, North 03°16'18" West, a distance of 147.25 feet to a point, the northeasterly property corner of said Thompson and the southeasterly property corner of Tollgate Two Subdivision of Record by Instrument Number 200005020043728, R.O.D.C., Tennessee;

Thence, leaving said Thompson property and with the easterly property line of said Tollgate Two Subdivision and with the approximate center of Whites Creek for the next 3 calls;
1) Thence, North 01°49'04" East, a distance of 303.79 feet to a point;
2) Thence, North 04°58'01' East, a distance of 313.66 feet to a point;
3) Thence, North 13°48'53" East, a distance of 295.85 feet to a point the northeasterly property corner of Lot 9 of said Tollgate Two Subdivision and in the southerly property line of Fontanel Properties, LLC, of Record by Instrument Number 2000206210075107, R.O.D.C., Tennessee;

Thence, with said southerly property line of Fontanel and leaving. Whites Creek, South 81°37'13" East, passing a witness pin at 50.67 feet, in all a distance of 359.22 feet to an iron pin (old);
Thence, South 85°43'49" East, a distance of 1634.35 feet to an iron pin (old);

Thence, leaving said southerly property line of said Fontanel and with the northwesterly property line of Randall Davis, Parcel 197, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, South 47°04'00" West, a distance of 2432.52 feet to the Point of Beginning and containing 2,062,310 Square Feet or 47.34 Acres, more or less.

Being the same property conveyed to FONTANEL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DALE MORRIS, of record as Instrument No. 20160816-0085516, dated August 15, 2016, said Register's Office.