Karen Johnson Davidson County
Batch# 219801 DEEDQC
04/18/2019 02:03:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190418-0035940

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. 049-00-0-093.00**

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. 20190221-0016002.)

Affiant

STATE OF TENNESSEE NOTARY PUBLIC R. FRANCENE KAVIN WILLIAMSON COUNTY

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

Notary Public

My Commission Expires: 10/31/2020

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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, **Font EAT, 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 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 one tract 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:

Font EAT, LLC, a Tennessee limited liability company

By: Fontanel Properties, LLC, a Tennessee limited liability company, Sole Member

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, which is the sole member of Font EAT, 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

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

QUITCLAIM DEED
EXHIBIT "A"
FONT EAT, LLC PROPERTY

TRACT 4 (Map-Par. 040-00-0-093.00)

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by Bob Cummings, Tenn. Surveyor Lic. No. 693, dated February 10, 1978, and described as follows:

Beginning at a point on the southerly margin of Knight Drive where it intersects with White's Creek Pike; thence along said southerly margin South 84 deg. 44' East 212.93 feet to a point; thence along a curve having a radius of 477.183 for 368.81 feet to a point; thence South 40 deg. 27' East 389.14 feet to a point; thence along a curve having a radius of 422.251 for 330.87 feet to an iron pin; thence along the westerly margin of Dudley's property as contained in Book 4562, page 966, said Register's Office, South 27 deg. 51' East 192.06 feet to an iron pin; South North 14 deg. 21' West 508.00 feet to an iron pin; thence South 1 deg. 38' Register's Office; thence along the northerly margin of Johnson property as contained in Book 1055, page 27, said Register's Office, North 50 deg. 27' West 131.64 feet to an iron pin; thence along drain North 81 deg. 57' West 782.65 feet to the easterly margin of White's Creek Pike; thence along said margin North 8 deg. 48' West 241.56 feet to a point; thence along a curve having a radius of 9032.017 for 581.16 feet; thence North 5 deg. 07' West 501.65 feet to an iron pin, the point of beginning, containing 25.77 acres, more or less.

Being the same property conveyed to FONT EAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LINDA T. JARRETT, of record as Instrument No. 20160816-0085512, dated August 12, 2016, said Register's Office.