THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 242840 DEEDQC
06/13/2019 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190613-0056824

31903-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Stafford Thurman Partners, L.P. Attn: Ann M. Thurman PO Box 1625 Brentwood, TN 37024-1625	New Owner	13405000700

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Russell Burnett, an individual (hereinafter referred to as the "Grantor"),** by these presents does transfer, convey and quitclaim unto **Stafford Thurman Partners, L.P., a Tennessee limited partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being part of the same property conveyed to Russell Burnett d/b/a Mighty Distributing System by Deed dated September 15th, 1994 from Metro Employees Credit Union of record in Book 9470, page 25, Register's Office for Davidson County, Tennessee (as to previous Lot No. 5), together with all of the same property conveyed to Russell Burnett d/b/a Mighty Distributing System of Middle Tennessee by Deed dated October 11th, 1991 from Leonard R. Starkey, Michael Hopson and Barry Hopson of record in Book 8462, page 660, Register's Office for Davidson County, Tennessee (as to previous Lot No. 6), together with all of the same property conveyed to Russell Burnett and Donald R. Mullins d/b/a Mighty Distributing System of Tennessee, a partnership by Deed dated June 15th 1984 from Grady L. Sartain, unmarried, of record in Book 6316, page 428 and the said Donald R. Mullins further conveyed his interest to Russell Burnett d/b/a Mighty Distributing System of Tennessee by Quitclaim Deed dated March 17th, 1989, of record in Book 7811, page 661, Register's Office for Davidson County, Tennessee (as to previous Lot No. 7). Further being all of the same property conveyed to Russell Burnett, an individual, by Quitclaim Deed dated June 12, 2019 from Russell Burnett, Russell Burnett d/b/a Mighty Distributing System, Russell Burnett d/b/a Mighty Distributing System of Middle Tennessee, and Russell Burnett d/b/a Mighty Distributing System of Tennessee, of record in Instrument No. ———201906130056822————, said Register's Office.

This Real Estate is more commonly known as 1142-1144 Antioch Pike, Nashville, TN 37211.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of conveying to the Grantee any and all interest in the Real Estate which may be vested in him, according to the legal description referenced in ALTA/NSPS Land Title Survey of 1142 Antioch Pike by B2L Land Surveyors, Jeffrey A. Leopard, Tennessee R.L.S. # 2415, dated April 16, 2019 as Job No. LS-0980, and as attached hereto as Exhibit A, incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2019.

Russell Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russell Burnett, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

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 June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Legal Description

Land located in the 13th Council District of Davidson County, Tennessee, being Lot 2 of the Mill Creek Subdivision, a Re-subdivision of Lots 4-7 as shown on the plat recorded in instrument No. 20030331-0041889 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

COMMENCING at an iron pin (found) at the Northeast corner of the David Knudston property (Inst. No. 2018612-0056245), said iron pin also being the Northwest corner of the Jonathon A. Randolph property (Inst. No. 20121207-0112799) and being located in the southerly line of the Levy Pin Oaks, LLC property (Inst. 20080613-0061070); thence, North 71 degrees 48 minutes 48 seconds East, 55.98 feet to an iron pin (found) at the Northeast corner of the herein described property;

Thence, along the westerly line of the aforementioned Knudston property, South 15 degrees 54 minutes 14 seconds West, 183.94 feet to a mag nail (found) in the northerly right-of-way of Antioch Pike;

Thence, along the northerly right-of-way of Antioch Pike North 72 degrees 42 minutes 30 seconds West, 156.00 feet to an iron pin (set);

Thence, leaving the northerly right-of-way of Antioch Pike and running with the easterly line of the Han Kook property (Inst. No. 20030404-0044889), North 15 degrees 55 minutes 59 seconds East, 184.03 feet to an iron pin (set), said iron pin being the Northeast corner of the Han Kook property, the Northwest corner of the herein described property and being located in the southerly line of the Levy Pin Oaks, LLC property (Inst. 20080613-0061070);

Thence, along the southerly line of the Levy Pin Oaks, LLC property, South 72 degrees 40 minutes 29 seconds East, 155.91 feet to the POINT OF BEGINNING. Containing 28,685.55 square feet, or 0.66 acres, more or less, according to a survey by Jeffrey A. Leopard, TN R.L.S. #2415, dated April 16, 2019.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019