Karen Johnson Davidson County
Batch# 251275 DEEDQC
07/02/2019 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $74.00
20190702-0064125

Address New Owner	Map-Parcel Number(s)	Send Tax Bills To
WARNER PARTNERS, L.P., 521 8th Avenue South, Suite 303 Nashville, TN 37203 Attn: Scott and Edward Warner	93-14-2	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division, Suite 700 Nashville, Tennessee 37203		

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 which are hereby acknowledged and agreed, **THE DALE CHILDREN TRUST**, sole heir to the estate of J. Grandstaff Dale, Jr. (the "***Grantor***"), hereby transfers, sells, assigns, and quitclaims to **WARNER PARTNERS, L.P.**, a Tennessee limited partnership ("***Grantee***"), Grantee's successors and assigns, all of Grantor's undivided interest in that certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "***Property***").

This is unimproved property located in Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $20,000.00.

Affiant as Trustee

Subscribed and sworn to before me this 29th day of June, 2019.

ANN PELDO CARGILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Notary Public

My Commission Expires: July 9, 2022

4847-9485-7115.2

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 29th day of June, 2019.

GRANTOR:

THE DALE CHILDREN TRUST

By: Scott Smith as Trustee
Name: Scott D. Smith
Title: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ann Peldo Cargile, a Notary Public of said County and State, personally appeared Scott D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of **THE DALE CHILDREN TRUST** (the "Trust"), the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as such Trustee.

Witness my hand and seal, at Office in Nashville, TN, this 29th day of June, 2019.

Ann Peldo Cargile
Notary Public

My Commission Expires: July 9, 2022

ANN PELDO CARGILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being described as follows:

Being that certain tract of land contiguous to and parallel with the rear property line of that property referred to as Parcel 2, Map 93-14, known as Lots No. 10, 11, 12, 13, part of Lot No. 9 and that part of an unnamed street, now abandoned, lying between Lot No. 13 and Lot Nos. 9, 10, 11 and 12, on Preston Hay's Plan of Lots, as of record in Minute Book "B", Page 60, Chancery Court of Nashville, the within conveyed property being more particularly described according to a drawing by Ragan Smith, Murphy and Associates, Inc., as follows:

Beginning at a point on the westerly margin of an alley, said point being South 6° 24' East 130.75 feet from the northeast corner of Lot No. 12 and the southwest corner of Public Alley No. 120, formerly Hay Street; thence leaving said alley, South 27° 24' West 42.06 feet, more or less, to the point of beginning of the within conveyed property; thence from said point South 27° 24' West 12.0 feet, more or less, to the center line of an abandoned spur track of the L & N Railroad; thence with said center line North 62° 43' West 331 feet, more or less, to the southerly margin of Hayes Street, extended; thence North 85° 00' East 23 feet, more or less, to the southwesterly corner of the building; thence parallel with the southerly face of said building South 62° 43' East 312.15 feet to the point of beginning.

Being the same property conveyed to Perry Dale, Jr. and J. Grandstaff Dale by Quitclaim Deed from Louisville & Nashville Railroad, of record in Book 5991, Page 463, in the Register's Office for Davidson County, Tennessee. J. Grandstaff Dale having died, leaving all of his right, title and interests in the property to J. Grandstaff Dale, Jr., as the sole heir at law of J. Grandstaff Dale as evidenced by the Affidavit of Heirship dated as of June 29, 2019 recorded with the Register's Office for Davidson County, Tennessee as Instrument No. 20190701-0063927 , and J. Grandstaff Dale, Jr. having died, leaving all of his right, title and interests in the property to Scott D. Smith as Trustee of the Dale Children Trust, said Trust being the sole heir of the J. Grandstaff Dale, Jr. Estate, pursuant to the Last Will and Testament of J. Grandstaff Dale, Jr. dated as of February 9, 2007, filed with the Putnam County Probate Court on June 18, 2013.

Tennessee Certification of Electronic Document

I, Ann Peldo Cargile, do hereby make oath that I am licensed attorney and/or 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.

Signature

STATE OF TENNESSEE

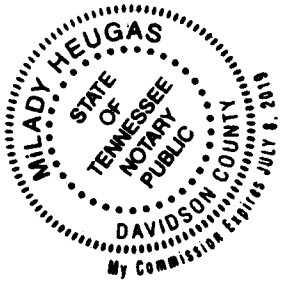
COUNTY OF DAVIDSON

Personally appeared before me, MiLady Heugas, a notary public for this county and state, Ann Peldo Cargile, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07.08.2019

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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