Karen Johnson Davidson County
Batch# 257220 DEEDQC
07/15/2019 03:16:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190715-0069079

This Instrument Prepared By:
Marcy E. Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map/Par.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	0941-00-076.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Transfers to Grantee Are Exempt – No Transfer Tax Due.

Affiant

SUBSCRIBED AND SWORN TO before me, on this 11th day of July, 2019.

Notary Public

My Commission Expires: Jan. 3, 2023

S. DENISE HAGEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 3, 2023

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **BUFFALO TRAIL, LP,** a Tennessee limited partnership ("Grantor"), does hereby quitclaim unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY,** a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("Grantee"), its, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as approximately 18.02 acres located on Dickerson Pike, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand as of the 12th day of July, 2019.

GRANTOR:

BUFFALO TRAIL, LP, a Tennessee limited partnership

By: LDG BUFFALO TRAIL, LLC, a Tennessee limited liability company, its General Partner

By: _____
Chris Dischinger, Managing Member

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF Jefferson)

Before me, Alecia Wells, a Notary Public of said County and State, personally appeared Chris Dischinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of LDG Buffalo Trail, LLC, a Tennessee limited liability company, the General Partner of Buffalo Trail, LP, the within named bargainor, a Tennessee limited partnership, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of LDG Buffalo Trail, LLC in its capacity as General Partner of the limited partnership, and on its behalf, by himself as Managing Member of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 11 day of July, 2019.

_____
Notary Public

My Commission Expires: 12-28-22

ALECIA D WELLS
My Commission Expires 12-28-2022
NOTARY PUBLIC
Notary ID # 614304
STATE AT LARGE, KENTUCKY

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 8th District of Davidson County, Madison, Tennessee. Tract being a portion of lot 1 as shown on the Plan of Gleaves Land as recorded in Plot Book 42, Page 643, Register's Office of Davidson County, Tennessee (RODC). Bounded on the north by Lot 127 of Kemper Heights, Section One as recorded in Plot Book 2331, Page 66, RODC and by Kemper Heights Church of Christ as recorded in Book 4747, Page 720, RODC, on the east by said Kemper Heights Church of Christ and by Dorothy S. Harper, Trustee as recorded in Instrument Number 20110127-0007479, RODC, on the south by the remainder of Harold & Mary Reasonover, Shirley Reasonover & Judy Reasonover by Instrument Number 20130924-0100302, RODC, by Robert J. Wingo Et Ux as recorded in Book 8098, Page 595, RODC and by Heath & Kershner Holdings, LLC as recorded in Instrument Number 20160427-0040992, RODC. and on the west by the eastern Right-of-Way (ROW) of Dickerson Pike. Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with GS&P cap lying on the eastern ROW of said Dickerson Pike and being the southwest corner of said lot 127 of Kemper Heights, Section One; thence leaving said ROW with the southern boundary line of said Lot 127 and the southern boundary line of said Kemper Heights Church of Christ, North 76°02'19" East 1685.16 feet to a set point; thence with the western boundary line of said Kemper Heights Church of Christ and the western boundary line of said Dorothy S. Harper, Trustee, South 06°21'28" West 563.53 feet to an old iron pipe; thence South 79°19'00" West 30.91 feet to on old 5/8" iron rod; thence with the northern boundary line of said Robert J. Wingo Et Ux and the northern boundary line of a said Heath & Kershner Holdings, LLC, South 80°07'14" West 1617.38 feet to a set point lying on the eastern ROW of said Dickerson Pike; thence with said ROW, North 06°38 02" East 439.68 feet to the point of beginning.

Tract contains 793,008 square feet or 18.20 acres, according to a survey prepared by Robert M. Searson, TRLS# 1666, Project No. 5547-18-003. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed by Mary Reasonover, Shirley Reasonover Boyd, and Judy Reasonover King by General Warranty Deed to Buffalo Trail, LP, a Tennessee limited partnership, filed for record as Instrument No. 20190329-0028798, in the Register's Office for Davidson County, Tennessee.

Together with an Easement for Ingress and Egress for an Emergency Access Fire Lane by and between Buffalo Trail, L.P., a Tennessee limited partnership and the Trustees of the Church of Christ at Kemper Heights, filed for record as Instrument No. 20190329-0028798, in the Register's Office for Davidson County, Tennessee.