This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

Karen Johnson Davidson County
Batch# 286835 DEEDQC
09/17/2019 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190917-0094158

SEND TAX BILL TO:
NEW OWNER:
GRAN, Inc.
200 Nashboro Blvd.
Nashville, TN 37217

P/O MAP & PARCEL: 135 307.00

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Nashboro Golf Course, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that they may have in and to the following described real property unto **GRAN, Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of the open space (golf course) shown on the Final Plat of Nashboro Village Open Space & Recreational Areas of record in Plat Book 4860, Page 72 and 73, Registers Office for Davidson County, Tennessee, also being a portion of Parcel 307.00 on Davidson County property map 135-00 and being more particularly described as follows:

BEGINNING at an Iron Rod (New) on the southerly margin of Glen Avenue (Private), said Avenue being a 26-foot Access Easement of record in Plat Book 4675, Page 63, Registers Office for Davidson County, Tennessee, said rod being the most western corner of the property conveyed to O.I.C. Fairway Villas Condo of record in Instrument No. 20040303-0024241, Registers Office for Davidson County, Tennessee;
Thence, following the westerly boundary of said Fairway Villas Condo property South 31 Degrees 17 Minutes 14 Seconds East, 101.70 Feet to an Iron Rod (Old);
Thence, following the southerly boundary of said Fairway Villas Condo property South 86 Degrees 20 Minutes 52 Seconds East, 592.16 Feet to an Iron Rod (Old) on the westerly boundary of the property conveyed to Yoga N. Thati and Chandrasekhar C. Reddy property of record in Instrument No. 20130530-0054473, Registers Office for Davidson County, Tennessee and being the southeast corner of said Fairway Villas Condo property;
Thence, following the westerly boundary of said Thati and Reddy property South 07 Degrees 35 Minutes 35 Seconds West, 274.48 Feet to an Iron Rod (New);
Thence, South 30 Degrees 37 Minutes 24 Seconds West, 162.16 Feet to an Iron Rod (New), being the southwest corner of said Thati and Reddy property;
Thence, leaving said Thati and Reddy with a new line North 54 Degrees 21 Minutes 54 Seconds West, 49.14 Feet to an Iron Rod (New);

Thence, with a curve to the left having a central angle of 28 Degrees 57 Minutes 36 Seconds, a radius of 900.00 Feet, an arc length of 454.90 Feet and a chord bearing and length of North 68 Degrees 50 Minutes 42 Seconds West, 450.08 Feet to an Iron Rod (New);
Thence, North 83 Degrees 19 Minutes 30 Seconds West, 190.57 Feet to an Iron Rod (New);
Thence, North 15 Degrees 49 Minutes 00 Seconds East, 83.06 Feet to an Iron Rod (New);
Thence, North 21 Degrees 40 Minutes 15 Seconds West, 15.92 Feet to an Iron Rod (New);
Thence, with a curve to the left having a central angle of 52 Degrees 46 Minutes 43 Seconds, a radius of 40.00 Feet, an arc length of 36.75 Feet and a chord bearing and length of North 47 Degrees 51 Minutes 30 Seconds West, 35.56 Feet to an Iron Rod (New);
Thence, North 74 Degrees 14 Minutes 52 Seconds West, 51.94 Feet to an Iron Rod (New);
Thence, with a curve to the left having a central angle of 11 Degrees 15 Minutes 45 Seconds, a radius of 290.00 Feet, an arc length of 57.01 Feet and a chord bearing and length of North 79 Degrees 52 Minutes 45 Seconds West, 56.91 Feet to an Iron Rod (New);
Thence, North 85 Degrees 30 Minutes 37 Seconds West, 12.58 Feet to an Iron Rod (New);
Thence, with a curve to the right having a central angle of 53 Degrees 02 Minutes 54 Seconds, a radius of 135.72 Feet, an arc length of 125.66 Feet and a chord bearing and length of North 60 Degrees 33 Minutes 14 Seconds West, 121.22 Feet to an Iron Rod (New) on the southerly margin of the aforementioned Glen Avenue (26-foot Access Easement);
Thence, following the southerly margin of said Glen Avenue, North 63 Degrees 17 Minutes 19 Seconds East, 69.88 Feet to an Iron Rod (New);
Thence, with a curve to the right having a central angle of 11 Degrees 55 Minutes 00 Seconds, a radius of 466.07 Feet, an arc length of 96.93 Feet and a chord bearing and length of North 69 Degrees 14 Minutes 51 Seconds East, 96.76 Feet to an Iron Rod (New);
Thence, North 75 Degrees 12 Minutes 19 Seconds East, 211.89 Feet to the Point of Beginning.

Containing 259,322 Square Feet or 5.95 Acres. According to a survey prepared by Wamble & Associates, PLLC, 40 Middleton St., Nashville, TN., 37210, RLS #014236, W&A No. 848-0116, titled The Golf Retreat at Nashboro II dated April 10, 2019.

Being a part of the same property conveyed Nashboro Golf, LLC of record in Instrument No. 20120208-0011260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 17th day of September, 2019.

Nashboro Golf Course, LLC , a Tennessee Limited Liability Company

David J. Waynick, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, David J. Waynick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Manager of Nashboro Golf Course, LLC, a Tennessee Limited Liability Company, with the authority to do so, executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of September, 2019.

NOTARY PUBLIC
MyCommissionExpires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me on this 17th day of September, 2019.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

Toni Rutgerson

State of Tennessee; County of Davidson
On this 17 day of September, 2019, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021