Karen Johnson Davidson County
Batch# 291539 DEEDQC
09/26/2019 08:57:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20190926-0097820

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2019.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
J. Gregory Hale, Trustee 138 RIVIERA DRIVE HENDERSONVILLE, TN 37075	SAME	043 13 0 109.00 043 13 0 419.00 043 14 0 052.00 043 15 0 055.00 053 12 0 146.00 053 12 0 187.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **J. Gregory Hale**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in

the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **J. Gregory Hale, Trustee of the J. Gregory Hale Living Trust**, established by the Revocable Trust Agreement of J. Gregory Hale dated August 23, 2019, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of August, 2019.

J. Gregory Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Gregory Hale, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of August, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Descriptions

043 13 0 109.00 – 412 Old Hickory Boulevard, Madison, Tennessee 37115

PARCEL NO. 1:
LAND in Davidson County, Tennessee being Lot No. 3, Block "D" on the Map of Forest Park Subdivision, at Madison TN, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 3 fronts 50 feet on the South side of Old Hickory Boulevard and runs back between lines 150 feet to a dead line.

PARCEL NO. 2:
LAND in Davidson County. Tennessee being Lots Nos. 1 & 2. Block "D" on the Map of Forest Park Subdivision, at Madison TN, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lots Nos. 1 and 3 adjoin and front together 100 feet on the South side of Old Hickory Boulevard and runs back between parallel lines with the easterly niargin of 4th Avenue, 150 feet to a line in the rear.

Being the same property conveyed to J. Gregory Hale, married, by deed from Ronald C. Smith and Jeanie Johnson, as joint tenants with right of survivorship, of record as Instrument No. 20120127-0007956, Register's Office for Davidson County, Tennessee.

This is improved property known as 412 Old Hickory Boulevard, Madison, Tennessee 37115.

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043 13 0 419.00 – 320 Brooks Avenue, Madison, Tennessee 37115

TRACT NO. 1:
333 Apartments Tract: Land located in the 11th Civil District of Davidson County, Tennessee, lying immediately to the East of the 333 Office Building Tract and being described by survey dated November 23, 1983, revised November 28, 1983, by McConnell Engineering, as follows:

BEGINNING at an iron pin situated in the southerly boundary line of Block "l", of Forest Park Subdivision as recorded in Book 843, Page 44, Register's Office for Davidson County, Tennessee; said iron pin also being the most northeast corner of the 333 Office Building Tract as recorded in Book 5057, Page 288, RODC., TN; said iron pin also being N 89°-53'-19" E - 307.02 feet from the easterly margin of Gallatin Road and the southwest corner of the W.C. Moncrief Commercial Subdivision as recorded in Book 974, Page 70, Register's Office for Davidson county, Tennessee; thence, with the said boundary line of Forest Park Subdivision N 89°-53'-19" E - 447.59 feet to an iron pin situated in the westerly margin of Brooks Ave. (unimproved); thence, with the said margin of Brooks Ave. S 01°-37'-38" W-216.60 feet to an iron pin; said iron pin being the northeast corner of Madison's Realty Company's Subdivision as recorded in Book 547, Page 164, Register's Office for Davidson County, Tennessee; thence, with the said boundary line of Madison Realty Company's Subdivision, N 89°-58'-08" W - 476.84 feet to an iron pin; said iron pin being the most southeast corner of the aforementioned 333 Office Building Tract; thence with the easterly boundary line of the said 333 Office Building Tract N 02°-16'-11" E - 134.52 feet to a P.K. nail in the asphalt parking area; thence S 89°-57'-42" E-30.00 feet to a P.K. Nail in the asphalt parking area; thence, N 00°-02'-18" E - 80.99 feet to the point of beginning, containing 2.30 acres, more or less.

TRACT NO. 2:
TOGETHER with a permanent nonexclusive joint use easements for ingress and egress from Gallatin Road to the 333 Apartments premises which adjoin these premises immediately to the east for joint use parking in the existing parking spaces which are along the westerly side of the easterly line of the premises. These easements run in favor of the present and future owners, guest and tenants of both premises and exist in, over and upon the land, described as follows:

333 Office Building Tract: Land located in the 11th Civil District of Davidson County, Tennessee, described by survey dated November 23, 1983, revised November 28, 1983, by McConnell Engineering, as follows:

BEGINNING at an iron pin situated in the easterly margin of Gallatin Road; said iron pin being the southwest corner of the W .C. Moncrief Commercial Subdivision as recorded in Book 974, Page 70, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Gallatin Road and with the southerly boundary line of the Moncrief Subdivision N 89°-53'-19" E - 307.02 feet to an iron pin; said iron pin being the most northwest corner of the 333 Apartments Tract as recorded in Book 5057, Page 294, Register's Office for Davidson County, Tennessee; thence with the westerly boundary line of the said 333 Apartments Tract S 00°-02'-18" W - 80.99 feet to a P.K. nail in the asphalt parking area; thence, N 89°-57'-42" W - 30.00 feet to a P.K. Nail in the asphalt parking area; thence, S 02°-16'-11" W - 134.52 feet to an iron pin situated in the

northerly boundary line of Madison Realty Company's Subdivision as recorded in Book 547, Page 164, Register's Office for Davidson County, Tennessee; thence, with the northerly boundary line of said Madison Realty Company's Subdivision, N 89°-58'-08" W - 46.50 feet to an iron pin; said iron pin being the southeast corner of the Condra Development Co., property as recorded in Book 4456, Page 722, Register's Office for Davidson County, Tennessee; thence with the easterly boundary line of Condra Development Co., property, N 08°-09'-39" E - 117.30 feet to a P.K. Nail in the asphalt parking area; thence, with the northerly boundary line of the Condra Development Co. property N 89°-58'-21" W - 256.45 feet to an iron pin situated in the aforementioned margin of Gallatin Road; thence, with the said margin of Gallatin Road N 08°-28'-00" E - 99.61 feet to the point of beginning, containing 0.81 acres, more or less.

Tract No. 2 conveys only the easement and not the 333 Office Building Tract.

The subject legal description and conveyance shall be subject to the following matters:

1. Current year's State, County and City taxes which have been assumed by the Grantee.
2. Accuracy of Area contained in the property description.
3. Sanitary Sewers and/or storm drainage easement conveyed by deed from Crescent Amusement Company, to Davidson County, Tennessee, dated April 30, 1962, of record in Book 3374, Page 296, Register's Office for Davidson County, Tennessee. (Applies to Tracts I and II)
4. Easement conveyed in deed from Crescent Properties Company to Condra Development Company, a Tennessee Corporation, dated November 2, 1970, of record in Book 4456, Page 722, Register's Office for Davidson County, Tennessee. (Applies to Tract II)
5. Permanent Joint Use Easement retained by Driver Investments in deed from Driver Investments, a partnership to J.R. Freeman, Trustee, of record in Book 5057, Page 288, said Register's Office, for ingress and egress from Gallatin Road to the 333 Apartments premises which adjoin subject premises immediately to the East and for joint use parking in the existing parking spaces which are along the westerly side of the easterly line of the premises. These easements shall run in favor of the present and future owners, guests and tenants of both premises. (Applies to Tract II)
6. Repair and Maintenance Agreement dated November 30, 1983 from J. Brent Hurd, Substitute Trustee. (Applies to Tracts I and II)

Being the same property conveyed to J. Gregory Hale by Quitclaim Deed from Peter Weiss, consisting of a thirty-one and 27/100 (31.27%) percent undivided fee simple interest, of record as Instrument No. 20050805-0092825, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to J. Gregory Hale, consisting of a sixty-eight and 73/100 (68.73%) percent undivided fee simple interest, and Peter Weiss, consisting of a thirty-one and 27/100 (31.27%) percent undivided fee simple interest, by Quitclaim Deed from 333 Associates, a Tennessee joint venture, of record as Instrument No. 20050706-0077383, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Brooks Avenue, Madison, Tennessee 37115.

043 14 0 052.00 – 602 Old Hickory Boulevard, Madison, Tennessee 37115 (Tract I)
043 15 0 055.00 – 900 Old Hickory Boulevard, Madison, Tennessee 37115 (Tract II)

TRACT I:
LAND in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 13 to 17 both inclusive, Lot No. 19 and the southerly part of Lot No. 18 and part of an unnamed 50 foot street lying west of adjacent to said lots on the unrecorded Map of C. N. Smith's Property, being more fully described according to a ALTA/AS-BUILT Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated October 29, 2017, as follows:

A tract or parcel ofland located in Madison, Davidson County, Tennessee, and Beginning at the southwesterly corner of the subject property, lying in the southerly margin of Old Hickory Boulevard (also referred to as, East Old Hickory Boulevard);
Thence, N 81° 44' 36" E 50.00 feet to a pks;
Thence, S 07° 48' 09" E 150.70 feet to an iron pin;
Thence, N 81° 38' 46" E 190.76 feet to an iron pin;
Thence, S 38° 41' 56" E 301.94 feet to an iron pin;
Thence, S 55° 23' 52" W 248.00 feet to an iron pin;
Thence, S 83° 00' 38" W 83.20 feet to a point;
Thence, with a curve to the right, having a radius of 20.00 feet a length of 31.42 feet to a point;
Thence, S 81° 50' 31" W 25.00 feet to a point;
Thence, with a curve to the left, having a radius of 427.80 feet a length of 182.79 feet to a point;
Thence, with a curve to the right, having a radius of300.00 feet a length of76.34 feet to a point;
Thence, N 12° 45' 01" W 107.18 feet to a point;
Thence, N 82° 11' 51" E 25.00 feet to a point;
Thence, N 07° 48' 09" W 150.00 feet to the point of beginning.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Rainbow Terrace, Section IIA, as of record in Book 1835, Page 85, Register's Office for said County, and being more fully described according to an ALTA/AS-BUILT Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated October 29, 2017, as follows:

Beginning at the northeasterly corner of the subject property, lying in the southerly margin of Old Hickory Boulevard (also referred to as, East Old Hickory Boulevard);
Thence S 02° 49' 00" W 345.20 feet to an iron pin;
Thence N 88° 33' 52"W 109.79 feet to an iron pin;
Thence with a curve to the right, having a radius of2416.27 feet a length of245.28 feet to a point;
Thence N 09° 4 7' 28" E 82.19 feet to a point;
Thence with a curve to the right, having a radius of25.00 feet a length of35.75 feet to a point;
Thence S 88° 16' 00" E 46.15 feet, to the point of beginning.

Being the same property conveyed to J. Gregory Hale by Quitclaim Deed from Charles A. Lannom, of record as Instrument No. 20180104-0001245, Register's Office for Davidson County, Tennessee.

This is improved property known as 602 and 900 Old Hickory Boulevard, Madison, Tennessee 37115.

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053 12 0 146.00 – 209 32nd Street, Old Hickory, Tennessee 37138
053 12 0 187.00 – 210 32nd Street, Old Hickory, Tennessee 37138

LAND in Davidson County, T·ennessee being Lot No. 1 of Section II, on the Map of the Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of 32nd Street at the northwesterly corner of the property conveyed to Ogle Jones, by Deed from J.C. Clay and wife, as of record in Book 1031, Page 302, said Register's Office; said point being 130 feet from the intersection of 32nd Street and Pitts Avenue; thence along the margin of the Jones Property in a southeasterly direction 100 feet; thence in a northeasterly direction 30 feet; Thence in a southeasterly direction 79 feet to a point in the line between Lots 1 and 2, said point being 100 feet from the margin of Pitts A venue; thence along the dividing line of Lots 1 and 2 in a southwesterly direction 319.6 feet to the southeasterly corner of a part of Lot I conveyed to Robert C. Nixon, as of record in Book 2546, Page 215; thence with Nixon's line in a northwesterly direction, 179 feet to a point in the southeasterly margin of 32nd Street; thence along the margin of said Street in a northeasterly direction 289.1 feet to the BEGINNING.

TRACT II: Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 of Block 7 of Dabbs and Elliotts Subdivision, as of record in Book 547, Page 97, Register's Office for said County. Said Lots Nos. 11 and 12 front jointly 100 feet on the northerly margin of 32nd Street and run back between parallel lines measuring 144 feet to a deadline in the rear measuring I 00 feet.

Being the same property conveyed to J. Gregory Hale by Special Warranty Deed from Wayne Stevens, Trustee of the 209-210, 32nd St. Trust (d/b/a Lakewood Apartments), of record as Instrument No. 20060425-0047026, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 and 210 32nd Street, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

