New Owner / Tax bills sent to:

Thornton Grove Green, LLC
2 Post Road West
Westport, CT 06880

Karen Johnson Davidson County
Batch# 302357 DEEDQC
10/17/2019 11:06:42 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191017-0106509

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

QUITCLAIM DEED FOR COMBINING PROPERTY INTO ONE MAP AND PARCEL NUMBER

THIS QUITCLAIM DEED is made this the 30th day of September, 2019, by **THORNTON GROVE GREEN, LLC**, a Delaware limited liability company (hereinafter referred to as **"Grantor"**) and **THORNTON GROVE GREEN, LLC**, a Delaware limited liability company (hereinafter referred to as **"Grantee"**) for themselves, and their successors, successors-in-title, and assigns.

WHEREAS, Grantor is the owner of certain real property containing approximately 188.75 total acres (the **"Property"**) pursuant to the: (i) Special Warranty Deed of record as Instrument No. 20180329-0029387, Register's Office for Davidson County, (ii) Special Warranty Deed of record as Instrument No. 20180329-002938, said Register's Office; (iii) Special Warranty Deed of record as Instrument No. 20180329-0029389, said Register's Office; (iv) Special Warranty Deed of record as Instrument No. 20180329-0029390, said Register's Office; and (v) Quitclaim Deed of record as Instrument No. 201803290029391 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the Property has been assigned three separate Map and Parcel Numbers, specifically, Map 50, Parcel 146, Map 50, Parcel 129, and Map 50 Parcel 91; and

WHEREAS, the parties desire to combine the Map and Parcels assigned to the Property such that only one Map and Parcel Number shall be assigned to said Property.

NOW THEREFORE, the parties agree as follows:

1. The Property shall be hereafter described in accordance with the survey description combining all three parcels as set forth on Exhibit "A" attached hereto.

2. The three parcels of Property described in said Quitclaim Deed shall be combined such that said Property shall be assigned only one Map and Parcel Number.

3. Except for the aforementioned combining of parcels into one Map and Parcel Number, there shall be no conveyance or other action taken with respect to the Property.

[SIGNATURE PAGE TO FOLLOW]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
GWE, Affiant
Subscribed and sworn before me this the
17 **Day of** Oct, 2019.
AHayes, **Deputy Register**

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the day and year first above written.

GRANTOR:

THORTON GROVE GREEN, LLC,
a Delaware limited liability company

By: _____
Barry P. Marcus, Senior Vice President

GRANTEE:

THORNTON GROVE GREEN, LLC,
a Delaware limited liability company

By: _____
Barry P. Marcus, Senior Vice President

[NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW]

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Barry P. Marcus, 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 Senior Vice President of Thornton Grove Green, LLC, a Delaware limited liability company, the Grantor herein, and that he, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as its Senior Vice President.

WITNESS my hand and official seal at 2 Post Rd W. Westport, Connecticut, this 10th day of October, 2019.

Notary Public

My commission expires: Nicole Lamoreaux NOTARY PUBLIC ~~State of Connecticut~~ My Commission Expires 5/31/23

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Barry P. Marcus, 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 Senior Vice President of Thornton Grove Green, LLC, a Delaware limited liability company, the Grantee herein, and that he, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as its Senior Vice President.

WITNESS my hand and official seal at 2 Post Rd W. Westport, Connecticut, this 10th day of October, 2019.

Notary Public

My commission expires: Nicole Lamoreaux ~~NOTARY PUBLIC~~ State of Connecticut My Commission Expires 5/31/23

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in the 3rd Council District of Davidson County, Tennessee, being a combination of land conveyed by quitclaim deed to Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust, of record in Instrument Number 20120712-0061439, in the Register's Office for Davidson County (R.O.D.C., TN), land conveyed by quitclaim deed to Brick Church Properties Limited Partnership, a Tennessee Limited Partnership, of record in Deed Book 10731, Page 57, R.O.D.C., TN, and land conveyed by quitclaim deed to Ewing Creek Limited Partnership, of record in Deed Book 11130, Page 714, R.O.D.C., TN and is more particularly described as follows:

Commencing at the approximate centerline intersection of West Chester Drive and Brick Church Pike, thence North 09 degrees, 38 minutes, 32 seconds West, a distance of 516 feet to an iron rod set with a Dale and Associates Cap near a fence post along the westerly margin of Brick Church Pike;

thence along said margin for the following 4 calls: with a curve turning to the left, having an arc length of 148.59 feet, a radius of 2,894.78 feet, a chord bearing of South 05 degrees, 18 minutes, 45 seconds East, and a chord length of 148.57 feet to an iron rod set;

thence South 06 degrees, 46 minutes, 58 seconds East, a distance of 1158.90 feet to an iron rod set;

thence with a curve turning to the right with an arc length of 739.13 feet, having a radius of 1,115.92 feet, a chord bearing of South 12 degrees, 11 minutes, 31 seconds West, and a chord length of 725.69 feet to an iron rod set;

thence South 31 degrees, 10 minutes, 01 seconds West, a distance of 33.30 feet to a 5/8 inch iron rod found with a Ragan Smith cap at a fence corner, said rod being the corner of Lot 2 on the Final Plat of Briley Parkway Business Center Section 2, of record in Plat Book 9700, Page 321, R.O.D.C., TN;

thence leaving said margin and along and near a fence line, North 81 degrees, 04 minutes, 22 seconds West, a distance of 216.52 feet to a point;

thence North 82 degrees, 56 minutes, 36 seconds West, a distance of 1,549.84 feet to a concrete monument found along the easterly margin of Interstate 24;

thence along the Interstate for the following 11 calls: North 13 degrees, 06 minutes, 52 seconds West, a distance of 618.38 feet to a concrete monument found;

thence North 19 degrees, 02 minutes, 41 seconds West, a distance of 203.58 feet to a concrete monument found;

thence North 19 degrees, 41 minutes, 02 seconds West, a distance of 2,903.35 feet to a concrete monument found;

thence North 15 degrees, 25 minutes, 11 seconds West, a distance of 300.66 feet to a point; thence North 19 degrees, 23 minutes, 15 seconds West, a distance of 599.94 feet to a concrete monument found;

thence North 14 degrees, 15 minutes, 20 seconds West, a distance of 532.84 feet to a concrete monument found;

thence North 29 degrees, 56 minutes, 17 seconds West, a distance of 636.32 feet to a concrete monument found;

thence North 09 degrees, 04 minutes, 01 seconds East, a distance of 473.30 feet to a concrete monument found;

thence North 66 degrees, 04 minutes, 14 seconds West, a distance of 341.75 feet to a concrete monument found;

thence North 23 degrees, 32 minutes, 34 seconds West, a distance of 427.16 feet to a concrete monument found;

thence North 11 degrees, 56 minutes, 35 seconds East, a distance of 168.00 feet to an iron rod set;

thence leaving said Interstate and along the line of Mount Zion Baptist Church, of record in Deed Book 11114, Page 31 and Deed Book 11315, Page 516, R.O.D.C., TN, South 78 degrees, 44 minutes, 38 seconds East, a distance of 396.30 feet to a 1 /2" iron rod found;

thence along the line of News Channel 5 Network, L.P., of record in Deed Book 11276, Page 929, R.O.D.C., TN and Hillenglade, Inc., South 15 degrees, 26 minutes, 42 seconds East, a distance of 529.66 feet to a drill hole in concrete;

thence South 59 degrees, 57 minutes, 03 seconds East, a distance of 287.40 feet to the center of a dead elm tree in the fence line;

thence South 24 degrees, 24 minutes, 32 seconds East, a distance of 214.90 feet to a point near a fence intersection;

thence along the lines of Brick Church Pike Estates, of record in Plat Book 6250, Page 657, R.O.D.C., TN, for the following 4 calls: South 08 degrees, 04 minutes, 19 seconds East, a distance of 649.74 feet to the center of a large stump;

thence South 64 degrees, 29 minutes, 35 seconds East, a distance of 445.25 feet to a 1/2" iron rod found with no cap;

thence South 65 degrees, 31 minutes, 37 seconds East, a distance of 105.16 feet to a 1/2" iron rod found with no cap in a stump;

thence North 88 degrees, 01 minutes, 41 seconds East, a distance of 328.55 feet to a 1/2" iron rod found with no cap;

thence North 87 degrees, 49 minutes, 05 seconds East, a distance of 311.04 feet to an old fence post;

thence along an old fence line, along the lines of Bowman, of record in Instrument Number 20171227-0130974, R.O.D.C., TN and Belote, of record in Instrument Number 20010409-0034961, R.O.D.C., TN, South 05 degrees, 48 minutes, 39 seconds West, a distance of 917.99 feet to a fence post remnant and a found nail;

thence continuing along the line of Belote, South 07 degrees, 59 minutes, 35 seconds West, a distance of 774.63 feet to an iron rod set;

thence South 71 degrees, 34 minutes, 41 seconds East, a distance of 1,082.59 feet to an iron rod set, said rod being near a fence corner and on the line of Michael D. Rippetoe and Karen K. Eldridge, of record in Deed Book 7996, Page 904, R.O.D.C., TN and being a common corner with Steven Mullins, of record in Instrument Number 20090211-0011870, R.O.D.C., TN;

thence along the line of Mullins for the remaining calls: South 31 degrees, 25 minutes, 41 seconds West, a distance of 341. 00 feet to an iron rod set;

thence South 20 degrees, 16 minutes, 28 seconds West, a distance of 540.96 feet to an iron rod set;

thence South 82 degrees, 30 minutes, 15 seconds East, a total distance of 1514.5 feet to a the point of beginning, having an area of 8,221,812.5 square feet or 188.75 acres of land more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 15, 2018 and is based on survey work conducted by Dale and Associates in February of 2018 under Project Number 16065.

Being the same property conveyed to Thornton Grove Green, LLC, a Connecticut limited liability company by (i) Special Warranty Deed from Ewing Creek Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20180329-0029387, Register's Office for Davidson County, (ii) Special Warranty Deed from Thomas Fite Cone, Trustee of (a) the Susan Cone Trust, (b) the Thomas F. Cone Trust for Catherine Cone; (c) the Thomas F. Cone Trust for Thomas Cone III, and (d) the Thomas F. Cone Trust for Emily Cone of record as Instrument No. 20180329-002938, said Register's Office; (iii) Special Warranty Deed from Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust of record as Instrument No. 20180329-0029389, said Register's Office; (iv) Special Warranty Deed of from Brick Church Properties Limited Partnership of record as Instrument No. 20180329-0029390, said Register's Office; and (v) Quitclaim Deed from all parties set forth in clauses (i) through (iv) above of record as Instrument No. 201803290029391 in the Register's Office for Davidson County, Tennessee