QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 304210 DEEDQC
10/22/2019 01:41:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191022-0108286

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KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1800, LLC	**Taryn K. Anderson**	
(NAME)	(NAME)	
1802 DR D. B. Todd Jr. Blvd	**7328 Highway 70 S**	**081-11-0-208.00** **081-07-0-191.00**
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	**Nashville TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BUCHANAN STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR"),

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

1800, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING TRACTS OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACTS BEING KNOWN AS PARCEL 208 OF DAVIDSON COUNTY TAX MAP 81-11 AND PARCEL 191 OF DAVIDSON COUNTY TAX MAP 81-07. BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY (R/W) OF AN UNNAMED ALLEY (1 0' PUBLIC R/W), ON THE EAST BY THE WESTERLY R/W OF ALLEY #542 (1 0' PUBLIC R/W), ALSO ON THE EAST BY D.J. ROBERTSON ET UX AS RECORDED IN DEED BOOK 5139, PAGE 456, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE; ON THE SOUTH BY THE NORTHERLY R/W OF BUCHANAN STREET (50' PUBLIC R/W); AND ON THE WEST BY THE EASTERLY R/W OF DR. D.B. TODD JR. BLVD. (60' PUBLIC R/W). SAID TRACTS BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A PK NAIL NEW AT THE SOUTHWEST CORNER OF THE TRACTS BEING DESCRIBED, ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF DR. D.B. TODD JR. BLVD. AND BUCHANAN STREET; HAVING A NORTHING OF 673,241.66 AND AN EASTING OF 1,729,170.87; THENCE WITH SAID EASTERLY R/W MARGIN OF DR. D.B. TODD JR. BLVD. NORTH 21 DEGREES 04 MINUTES 09 SECONDS WEST 124.87 FEET TO A PK NAIL NEW AT THE SOUTHERLY R/W MARGIN OF AN UNNAMED ALLEY (1 0' PUBLIC R/W), PASSING A W' IRON ROD OLD AT 87.88 FEET AND A 1" IRON PIPE OLD AT 89.29 FEET; THENCE LEAVING SAID R/W OF DR. D.B. TODD JR. BLVD. AND WITH A CURVE TO THE RIGHT WITH THE SOUTHERLY R/W MARGIN OF SAID UNNAMED ALLEY HAVING A RADIUS OF 20 FEET, AN ARC LENGTH OF 32.70 FEET, A CENTRAL ANGLE OF 93 DEGREES 40 MINUTES 27 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 46 MINUTES 05 SECONDS EAST 29.18 FEET TO A PK NAIL NEW; THENCE CONTINUING WITH SAID SOUTHERLY R/W MARGIN OF UNNAMED ALLEY NORTH 72 DEGREES 36 MINUTES 18 SECONDS EAST 90.48 FEET TO AN IRON ROD NEW; THENCE LEAVING SAID SOUTHERLY R/W MARGIN OF THE UNNAMED ALLEY AND

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CONVERGING INTO THE WESTERLY R/W MARGIN OF ALLEY #542 AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, AN ARC LENGTH OF 30.11 FEET, A CENTRAL ANGLE OF 86 DEGREES 15 MINUTES 14 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 16 MINUTES 05 SECONDS EAST 27.34 FEET TO A PK NAIL NEW; THENCE CONTINUING WITH SAID WESTERLY R/W OF ALLEY #542 SOUTH 21 DEGREES 08 MINUTES 27 SECONDS EAST 40.59 FEET; THENCE LEAVING SAID R/W MARGIN SOUTH 73 DEGREES 02 MINUTES 36 MINUTES WEST 46.10 FEET TO AN IRON ROD NEW; THENCE SOUTH 21 DEGREES 03 MINUTES 09 SECONDS EAST 118.82 FEET TO AN IRON ROD NEW LYING ON THE NORTHERLY R/W MARGIN OF BUCHANAN STREET; THENCE WITH SAID R/W MARGIN NORTH 87 DEGREES 22 MINUTES 36 SECONDS WEST 92.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,210 SQUARE FEET OR 0.37 ACRES.

THE FOREGOING LEGAL DESCRIPTION WAS PREPARED FROM THE ALT A/NSPS LAND TITLE SURVEY DATED APRIL 29, 2016, AND LAST REVISED MAY 18, 2016, IDENTIFIED AS JOB NO. 16034 AND PREPARED BY DOUGLAS BALL-CHANDLER, TENNESSEE REGISTERED LAND SURVEYOR REGISTRATION NO. 2588, OF RAGAN-SMITH-ASSOCIATES, INC., 315 WOODLAND STREET, P.O. BOX 60070, NASHVILLE, TENNESSEE 37206.

THE PROPERTY DESCRIBED IN THE FOREGOING LEGAL DESCRIPTION IS THE COMBINATION OF THE PROPERTY CONVEYED TO SAID A. MOHAMMED BY WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20071017-0123015 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE PROPERTY CONVEYED TO SAID A. MOHAMMED BY WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20071017-0123014 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BUCHANAN STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM SAID A. MOHAMMED, OF RECORD IN INSTRUMENT NUMBER 20160722-0075877 ON JULY 22, 2016 WITH THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as:

1800 DR. D.B. TODD JR. BOULEVARD, NASHVILLE, TENNESSEE &
1802 DR. D.B. TODD JR. BOULEVARD, NASHVILLE, TENNESSEE.

Witness our hands this the 15 day of OCTOBER, 2019.

BUCHANAN STREET PROPERTIES, LLC

Alexander James Lockwood
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander James Lockwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of Buchanan Street Properties, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at 406 Lockland Drive, Nashville TN 37205 on this 15 day of ~~August~~ OCTOBER 2019.

NOTARY PUBLIC

My Commission Expires: 6-14-2020

JOSHUA CANTRELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY