Karen Johnson Davidson County
Batch# 321082 DEEDQC
11/27/2019 07:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191127-0122508

STATE OF Georgia
COUNTY OF Fulton

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

Affiant: Carmella Rice
First American Title

Subscribed and sworn to before me, this the 19th day of November, 2019.

Notary Public
My commission expires: 2/28/20

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 938217

This instrument prepared by:
Chris Atkinson, Esq.
Atkinson Ferguson, LLC
118 Court Street
Monroe, GA 30655

Address New Owner:
1450 Greene St., Ste 2600G
Augusta, GA 30901

Send Tax Bills To:
Same

Map/Parcel No.:
071-13-0-007.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PARAGON SERVICES, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto **GIDDINGS METROCENTER, LLC**, a Georgia limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto

This is unimproved property located at 115 Cumberland Bend Drive, Nashville, TN 37228.

~~TO HAVE AND TO HOLD~~ the said tract or parcel of land in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to said real estate or any of the rights, members and appurtenances thereof. Wherever 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 its hand this 18th day of November, 2019.

GRANTOR:

PARAGON SERVICES, LLC,
a Tennessee limited liability company

By: _____ (Seal)
Sachin J. Darji
Manager

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sachin J. Darji with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Manager of Paragon Services, LLC, a Tennessee limited liability company, and that being authorized to do so in the capacity set forth above, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at Minneapolis on this the 18th day of November, 2019.

_____
Notary Public

Commission Expires: 1-31-2021

MICHELE M. PETERSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2021

Exhibit "A"

Legal Description of the Property

BEGINNING AT A POINT ON THE RIGHT OF WAY OF GREAT CIRCLE ROAD THE SOUTHEAST CORNER OF PARCEL 2 TAX MAP 71-13 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, THENCE N 27 DEG 16 MIN 07 W 250.38' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 43 DEG 02 MIN 29 SEC, A LENGTH OF 93.90' AND A RADIUS OF 125.00' AND A CHORD OF N 61 20' 19" W 91.71' TO A POINT; THENCE N 39 DEG 48 MIN 59 SEC W 203.72' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A DELTA OF 16 55' 52", A LENGTH OF 59.10' AND A RADIUS OF 200.00' AND A CHORD OF N 48 17' 33" W 58.89' TO A POINT; THENCE N 90 DEG 00 MIN 00 SEC E 407.17' TO A POINT; THENCE S 11 DEG 47 MIN 48 SEC E 8.41' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 16 57' 30" A LENGTH OF 73.99' A RADIUS OF 250.00' AND A CHORD OF S 2 22' 58" E 73.72' TO A POINT; THENCE S 06 DEG 06 MIN 01 SEC W 42.31' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 24 29' 30", A LENGTH OF 53.43, A RADIUS OF 125.00' AND A CHORD OF S 18 20' 46" W 53.03' TO A POINT; THENCE S 76 DEG 54 MIN 00 SEC E 136.42' TO A POINT; THENCE S 27 DEG 15 MIN 00 SEC E 210.58' TO A POINT ON THE RIGHT OF WAY OF GREAT CIRCLE ROAD; THENCE WITH SAID ROAD N 74 DEG 26 MIN 01 SEC W 260.00' TO THE POINT OF BEGINNING CONTAINING 130,441.12 SQ. FT. OR 2.99 ACRES.

Being the same property conveyed to Paragon Services, LLC, a Tennessee limited liability, by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, of record in instrument No. 20050707-0078085, in the register's office of Davidson county, Tennessee.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Kimberly T. Branch

** Heather Townsend

Notary's Signature

My Commission Expires: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA