(3)

This Instrument Was Prepared By: William Davis, Attorney, P.C., 219 Ward Cir. #6, Brentwood, TN 37027

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL:**
Lebanon Pike 777, LLC 1277 NE Loop 410 San Antonio, TX 78209	SAME	09504005000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 31 day of December, 2019

Notary Public
My Commission Expires: 11/27/23

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

Karen Johnson Davidson County
Batch# 338473 DEEDQC
01/03/2020 10:58:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200103-0000890

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, we, William Conoly Brown and David A. Hood, Jr., as Tenants in Common, do hereby quitclaim, and by these presents do transfer and convey all of my right, title, and interest unto Lebanon Pike 777, LLC, a Tennessee limited liability company, the said Grantee, in and to 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 improved property also known as 2535 Lebanon Road, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of December, 2019

William Conoly Brown

David A. Hood, Jr.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Conoly Brown and David A. Hood, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of December, 2019.

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 12/19/20

EXHIBIT "A"
LEGAL DESCRIPTION:

Being a tract of land lying in the 15th Council District of Davidson County, Nashville, Tennessee, and being part of Lot 6 of Map of J. W. Vaughn & Ellis Bros, Subdivision of the Arch Harper Home Place on Lebanon Pike, as recorded in Plat Book 332, page 172, Register's Office of Davidson County (RODC). Said tract being bounded on the north by the southern Right of Way (ROW) of Lebanon Pike (U.S. Highway 70N/S. R. 24) (70' Public ROW); bounded on the east by Bluewater Properties, LLC, as recorded in Instrument Number 20161117-0121142, RODC; bounded on the south by Holy Rosary Catholic Church, as recorded in Instrument Number 20050214-0016223, RODC; bounded on the west by Lot 1, Resubdivision of Part of Lot Nos. 4 & 5, J. W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place, Lebanon Pike, as recorded in Plat Book 7900, page 252, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" Iron Rod lying on the southern ROW of said Lebanon Pike (70' Public ROW) and lying on the northwest corner of the herein described tract; thence along said southern ROW of Lebanon Pike North 82 deg 12 min 25 sec East 104.00 feet to a set point lying on the northeast corner of the herein described tract and being the common corner of said Bluewater Properties, LLC;

Thence leaving said southern ROW of Lebanon Pike, with said common line of Bluewater Properties, LLC South 03 deg 55 min 29 sec East 216.00 feet to a set point lying on the southeast corner of the herein described tract, being the common corner of said Bluewater Properties, LLC and on the common line of said Holy Rosary Catholic Church;

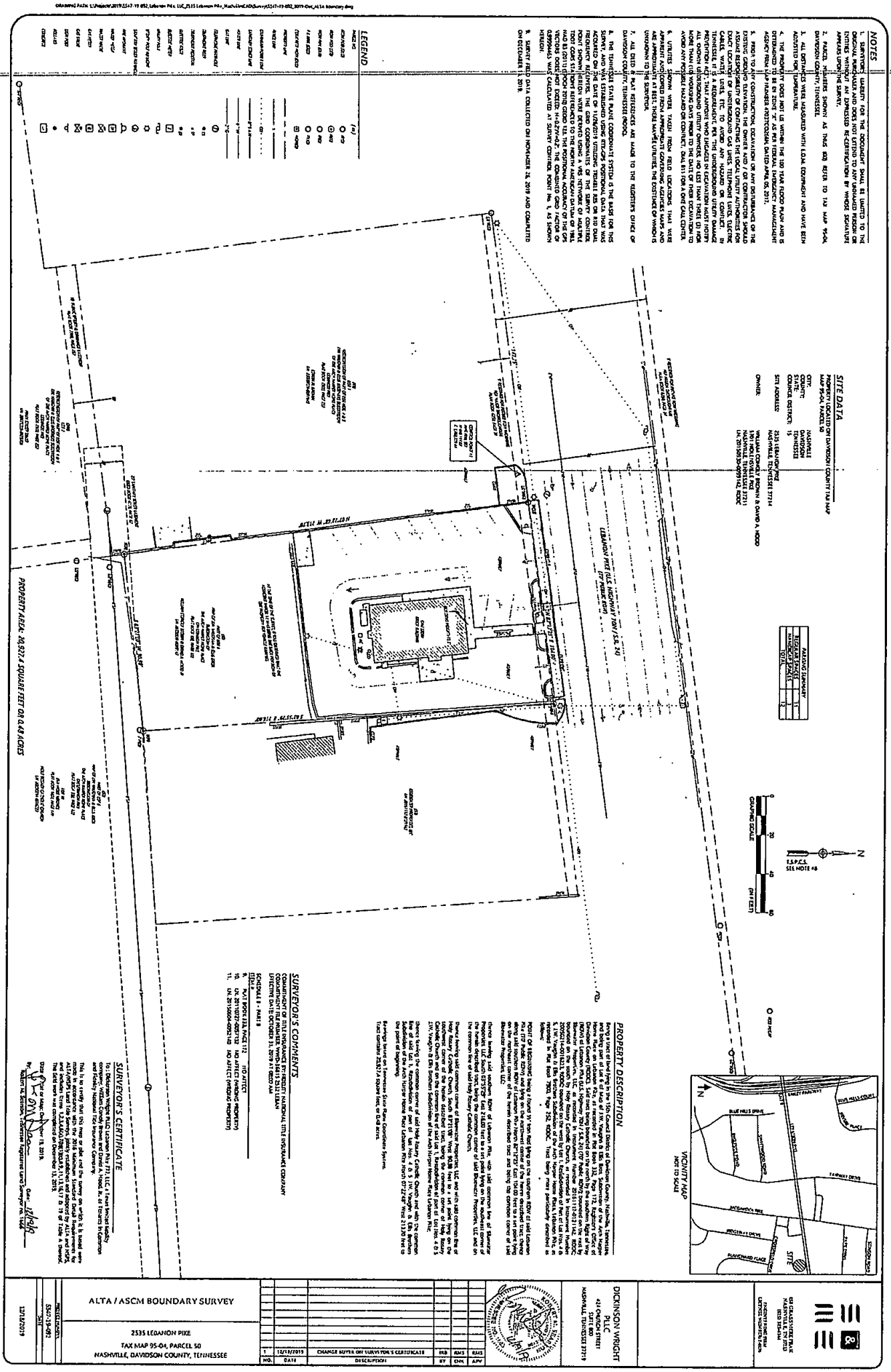
Thence leaving said common corner of Bluewater Properties, LLC and with said common line of Holy Rosary Catholic Church, South 83 deg 21 min 08 sec West 90.98 feet to a set point lying on the southwest corner of the herein described tract, being the common corner of Holy Rosary Catholic Church and on the common line of said Lot 1, Resubdivision of part of Lot Nos. 4 & 5 J. W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place Lebanon Pike;

Thence leaving the common corner of said Holy Rosary Catholic Church and with the common lien of said Lot 1, Resubdivision of part of Lot Ns. 4 & 5 J. W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place Lebanon Pike North 07 deg 22 min 48 sec West 213.70 feet to the point of beginning, as described by the Survey dated December 18, 2019, S&ME Engineering, Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, Project No. 5547-19-092.

Being the same property conveyed to William Conoly Brown and David A. Hood, Jr., as Tenants in Common, by Special Warranty Deed from G. Keith Varner, Trustee of the Carlene C. Elrod Trust, dated 09/25/2015 and filed for record on09/30/2015 in Instrument Number 20150930-0099142, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2535 Lebanon Road, Nashville, Tennessee 37214.

Map and Parcel: 09504005000


NOTES
SITE DATA
LEGEND
SURVEYOR'S COMMENTS
SURVEYOR'S CERTIFICATE
PROPERTY DESCRIPTION
VICINITY MAP
PROPERTY AREA: 20,927.4 SQUARE FEET OR 0.48 ACRES
ALTA / ASCM BOUNDARY SURVEY
2535 LEBANON PIKE
TAX MAP 95-04, PARCEL 50
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
DICKINSON WRIGHT PLLC
424 CHURCH STREET
SUITE 800
NASHVILLE, TENNESSEE 37219
12/13/2019