Karen Johnson Davidson County
Batch# 345206 DEEDQC
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Fees: $22.00 Taxes: $0.00
20200117-0006505

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
CVHC11, LLC 1728 General George Patton Dr. Suite 200 Brentwood, TN 37027	CVHC11, LLC 1728 General George Patton Dr. Suite 200 Brentwood, TN 37027	Map 134 GP 14 Parcel 53.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Sworn to and subscribed before me this 16 day of January, 2020.

Notary Public
My Commission Expires: 5-9-2020

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **American Hospitality Corporation**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **CVHC11, LLC**, a Tennessee limited liability company, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

This is improved property commonly known as 324 Harding Place, Nashville, TN 37211.

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

Witness the execution of this instrument as of this 16 day of January, 2020.

GRANTOR:

American Hospitality Corporation

By: _____

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, Michael Shahsavari 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 VP of **American Hospitality Corporation**, a Tennessee corporation, the bargainor, and that he as such, VP being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such VP.

WITNESS my hand and seal, at office in Brentwood, Tennessee this the 16th day of January, 2020.

_____
Notary Public

My Commission Expires: 3-9-2021

{Legal/54288/9791/02297549.DOCX }

EXHIBIT A

Legal Description

BEING a tract of land lying in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, the said tract being Lot l, Taco Bell Subdivision Two Property, Resubdivision of Lot No. Two, as of record in Plat Book 9700, page 43, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an P.K. nail (old) located in the North right-of-way line of Harding Place, the said P.K. nail being a corner common with the Nathaniel Harris, Tr. property as of record in Book 9988, page 304, R.O.D.C., TN.;

Thence, with the said right-of-way line of Harding Place, along a curve to the right, the said curve having a radius of 1095.69 feet, a delta angle of 10 deg. 10 min. 25 sec. for an arc length of 194.56 feet to a concrete monument (old), the said monument being the Southeast corner of the Linden Partners property, as of record in Book 8927, page 139, R.O.D. C., TN;

Thence, with the said Linden Partners property, North 06 deg. 39 min. 52 sec. West, 200.22 feet to a concrete monument (old), the said monument being the Southeast corner of the Lonnie J. Williams property, as of record in Book 8570, page 13, R.O.D.C., TN.;

Thence, with the said Williams property, North 00 deg. 34 min. 48 sec. East, 45.89 feet to an iron pin (new), the said pin being the Southwest corner of the Contel Cellular of Nashville, Inc., property, as of record in Book 9988, page 304, R.O.D.C., TN.;

Thence, with the said Contel Cellular property, North 88 deg. 44 min. 35 sec. East, 92.68 feet to an iron pin (new);

Thence, continuing with the said Contel Cellular property, North 62 deg. 17 min. 35 sec. East, 33.84 feet to an "X" scratched on concrete (new), the said "X" being the Northwest corner of the said Harris property;

Thence, with the said Harris property, South 22 deg. 43 min. 55 sec. East, 220.77 feet to the point of beginning.

CONTAINING: 37,012 square feet or 0.850 acres, more or less.

TRACT 2:

TOGETHER with Ingress and Egress Easement(s) appurtenant thereto as shown on Plat Book 7900, page 448 and Plat Book 6250, page 713.

TRACT 3:

Also included is Sign Easement #2 described as follows:

To find the point of beginning commence at the intersection of the Southwesterly right- of-way of Antioch Pike having a 50 foot right-of-way and the Northerly right-of-way of Harding Place having a 100 foot right- of -way if both right-of-way's were extended to form an angle instead of a miter; thence North 32 degrees 56 minutes 34 seconds West 47.61 feet to an iron pin set on the Southwesterly right-of-way of Antioch Pike; thence along the Southwesterly right-of-way of Antioch Pike North 32 degrees 56 minutes 34 seconds West 449.07 feet to a point and the point of beginning; thence leaving the Southwesterly right of way of Antioch Pike South 57 degrees 03 minutes 26 seconds west 20.00 feet to a point; thence North 32 degrees 56 minutes 34 seconds West 20 .00 feet to a point; thence North 57 degrees 03 minutes 26 seconds East 20.00 feet to a concrete monument found on the Southwesterly right of way of Antioch Pike; thence along the Southwesterly right of way of Antioch Pike South 32 degrees 56 minutes 34 seconds East 20.00 feet to the point of beginning, containing 0.01 acres.

TRACT 4:

Also included is a 30 foot Ingress Egress Easement described as follows:

To find the point of beginning commence at the intersection of the Southwesterly right-of-way of Antioch Pike having a 50 foot right-of-way and the Northerly right-of-way of Harding Place having a 100 foot right-of-way if both right-of-way's were extended to form an angle instead of a miter; thence North 32 degrees 56 minutes 34 seconds West 47.61 feet to an iron pin set on the Southwesterly right-of-way of Antioch Pike; thence along the Southwesterly right-of-way of Antioch Pike North 32 degrees 56 minutes 34 seconds West 419.07 feet to the point of beginning; thence South 57 degrees 03 minutes 27 seconds West, 204.29 feet to a point; thence following the arc of a curve to the left 40.68 feet to a point, said curvature having a chord bearing and distance of South 18 degrees 12 minutes 29 seconds West, 37.64 feet and having a radius of 30.00 feet; thence South 20 degrees 38 minutes 28 seconds East, 197.34 feet to a point; thence South 62 degrees 17 minutes 35 seconds West 30.23 feet to a point; thence North 20 degrees 38 minutes 28 seconds West, 201.06 feet to a point; thence following the arc of a curve to the right 81.37 feet to a point, said curvature having a chord bearing and distance of North IS degrees 12 minutes 29 seconds East, 75.27 feet and having a radius of 60.00 feet; thence North 57 degrees 03 minutes 27 seconds East, 204.29 feet to a point on the Southwesterly right-of-way of Antioch Pike; thence along the Southwesterly right-of-way of Antioch Pike South 32 degrees 56 minutes 34 seconds East, 30.00 feet to the point of beginning, containing 0.32 acres.

BEING a portion of the property conveyed to Taco Bell Corporation, by Deed of Record in Book 8777, page 41, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to American Hospitality Corporation, by Deed of Record in Book 10963, page 19, Register's Office for Davidson County, Tennessee.