Karen Johnson Davidson County
Batch# 345929 DEEDQC
01/21/2020 02:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200121-0007458

THIS INSTRUMENT PREPARED BY:
Rebecca D. Northup, Esq.
3309 Collins Lane
Louisville, KY 40245

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
TN RE Acquisition Co., LLC 3309 Collins Lane Louisville, KY 40245 Attn: Controller	New Owner	Map: 163 Parcel: 338.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by B.F. Nashville, Inc., a Tennessee corporation ("Grantor"), Grantor has bargained and sold, and does hereby transfer and convey unto TN RE Acquisition Co., LLC, a Tennessee limited liability company, its successors in interest and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This is improved real property commonly known as 221 Crossings Place, Antioch, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this 27th day of December, 2019.

GRANTOR:

B.F. Nashville, Inc.
a Tennessee corporation

By: _____
Name: Ryan D. Bridgeman
Title: President

221 Crossings Place
Antioch, Tennessee
995361TN15

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing Quitclaim Deed was subscribed, sworn to and acknowledged before me this 27th day of December, 2019 by Ryan D. Bridgeman, as President of B.F. Nashville, Inc., a Tennessee corporation, on behalf of the corporation.

WITNESS MY HAND, this 27th day of December, 2019.

Jami Thompson
Notary Public

MY COMMISSION EXPIRES:

Jami Thompson
Notary Public, ID No. 570754
State at Large, Kentucky
My Commission Expires on Jan. 3, 2021

221 Crossings Place
Antioch, Tennessee

Affidavit of Value

STATE OF ARIZONA
COUNTY OF MARICOPA

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 27th day of December, 2019.

Notary Public

My commission expires: _____.

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the northeasterly right-of-way line of Hickory Hollow Parkway (110 feet in width) at the intersection of the northerly right-of-way line of C.S.X. Transportation Railroad (135 feet in width);

Thence, with the northeasterly right-of-way of Hickory Hollow Parkway, North 24° 27' 05" West, 98.37 feet to an existing iron rod;

Thence with a curve to the right 38.90 feet to a new iron rod in the southerly right-of-way of Crossings Place (60 feet in width), said curve having a central angle of 89° 08' 41", a radius of 25.00 feet, a tangent of 24.63 feet and a chord of North 20° 07' 15" East, 35.09 feet;

Thence, with the southerly right-of-way line of Crossings Place, North 64° 41' 36" East, 70.84 feet to a new iron rod;

Thence, with a curve to the right 314.84 feet to an existing iron rod at the northwest corner of Crossings Hospitality, L.L.C, as of record in Deed Book 9750, Page 664, R.O.D.C., said curve having a central angle of 23° 25' 39", a radius of 770.00 feet, a tangent of 159.65 feet and a chord of North 76° 24' 25" East, 312.66 feet;

Thence, with the westerly line of Crossings Hospitality, L.L.C., South 00° 12' 17" West, 232.55 feet to an existing iron rod in the northerly right-of-way line of C.S.X. Transportation Railroad;

Thence, with the northerly right-of-way line of C.S.X. Transportation Railroad, North 89° 47' 43" West, 169.66 feet to a new iron rod;

Thence, with a curve to the right 168.93 feet to the point of beginning, said curve having a central angle of 03° 27' 03", a radius of 2804.79 feet, a tangent of 84.49 feet and a chord of North 88° 04' 11", 168.90 feet, containing 70,937 square feet (1.629 acres, more or less).

Also known as: BEING Lot 1 on the Plat of Resubdivision of Lot 1, Section One, The Crossings at Hickory Hollow, of record in Book 7900, Page 698, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being the same property conveyed to B.F. Nashville, Inc., a Tennessee corporation, by Quitclaim Deed of record in Instrument No. 20131227-0130404, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Lauren Ogino], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 21, 2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022