Karen Johnson Davidson County
Batch# 345932 DEEDQC
01/21/2020 02:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200121-0007461

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: 142 Parcel: 169.00

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 7642 Highway 70 South, Nashville, 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: Ryan D Bridgeman
Name: Ryan D. Bridgeman
Title: President

7642 Highway 70 South
Nashville, Tennessee
995361TN12

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

7642 Highway 70 South
Nashville, 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

Land in the Second Civil District, Nashville, Davidson County, Tennessee located on the northerly margins of U.S. Highway 70 South and being Lot No. 1 on the Plat of American Subdivision, Section Two, by Wendell H. Talley, Sr., Registered Land Surveyor of Barge, Waggoner, Sumner and Cannon, Inc., as recorded in Plat Book 6050, Page 203, Register's Office for Davidson County, Tennessee.

Said Lot No 1. Being more particularly described as beginning at a point in the northerly margin of U.S. Highway 70 South, said point being westerly 2090 feet, more or less, from the centerline of Sawyer Brown Road; thence with the said northerly margin of U.S. Highway 70 South, N 74° 30' W, 127.14 feet to a point; thence, with an offset of U.S. Highway 70 South N 15° 30' E, 45.00 feet to a point; thence, with leaving said margin N 15° 30' E, 155 feet to a point; thence S 74° 30' E, 127.14 feet to a point in the westerly line of the property conveyed to Bellevue Associates by Deed of Record in Book 5223, Page 743, Register's Office for Davidson County, Tennessee; thence with said westerly line of Bellevue Associates, S 15° 30' W, 200.00 feet to the point of beginning.

Being the same property conveyed to B.F. Nashville, Inc., a Tennessee corporation, by Quitclaim Deed of record in Instrument No. 20131227-0130403, in the Register's Office of Davidson County, Tennessee.

7642 Highway 70 South
Nashville, 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