Karen Johnson Davidson County
Batch# 345946 DEEDQC
01/21/2020 02:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200121-0007482

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: 19 14 0 Parcel: 011.00

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 310 Long Hollow Pike, Goodlettsville, 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

995361TN10

310 Long Hollow Pike
Goodlettsville, Tennessee

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

310 Long Hollow Pike
Goodlettsville, 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 Lot No. 2 on the Plat of Northgate Park, Section 14, of record in Book 6200, Page 180, Register's Office for Davidson County, Tennessee and being more fully described according to the survey of Regan Smith, Murphy and Associates, Inc. dated May 6, 1985, as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Long Hollow Pike (as 84 foot wide road) that is the south property corner of this tract and the east property corner of Northgate Park, Section 14, Lot No. 3 as of record in Plat Book 6200, Page 180, said Register's Office. Said point being northeast 215.00 feet as measured along the western right-of-way line of said road from the east end of the northeast return curve of the intersection of Long Hollow Pike and East Cedar Street (a 60 foot wide road), and proceeding as follows:

A. With the common property line of Section 14, Lot No. 3 and this tract and leaving the western right-of-way line of Long Hollow Pike, N 46° 52' 52" W, 253.86 feet to an existing iron pin. Said point is in the eastern line of Northgate Park, Section 11, Lot No. 1 of record in Plat Book 6250, Page 114, said Register's Office. Also being the north property corner of Section 14, Lot No. 3 and the west property corner of this tract: thence,

B. With the common property line of Section 11, Lot No. 1 and this tract, N 38° 41' 35" E 139.32 feet to an existing iron pin. Said point is in the west property corner of Northgate Park, Section 13, Revised, Lot No. 1 of record in Plat Book 6200, Page 178, said Register's Office and the north property corner of this tract; thence,

C. With the common property line of Section 13, Revised, Lot No. 1 and this tract, S 55° 12' 58" E. 249.39 feet to an existing iron pin on the western right-of-way line of Long Hollow Pike. Said point is the south property corner of Section 13, Revised, Lot No. 1 and the east property corner of this tract; thence,

D. With the Western right-of-way line of said road, S 34° 5T 56" W. 31.91 feet to an existing highway monument at the start of a curve; thence,

E. With a 1390.39 foot radius curve to the right a length of 144.05 feet to the point of beginning. Said curve has a chord bearing and distance of S 37° 50' 01" W, 143,987 feet and containing 39, 850 square feet or 0.92 acres, more or less.

Also described as:

A parcel of land in the City of Goodlettsville, Metropolitan Nashville and Davidson County, Tennessee, being Parcel 11 on Metropolitan Nashville Tax Map 19-14, also being Lot No. 2 on the Plat of Northgate Park, Section 14 of record in Book 6200, page 180, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Long Hollow Poke (an 84 foot wide road) that is the south property corner of this tract and the east property corner of Northgate Park, Section 14, Lot No. 3 as of record in Plat Book 6200, page 180, said Register's

Office. Said point being northeast 215.00 feet as measured along the western right-of-way line of said road from the east end of the northeast return curve of the intersection of Long Hollow Pike and East Cedar Street (a 60 foot wide road) and proceeding as follows:

1. With the common property line of Section 14, Lot No 3 and this tract and leaving the western right-of-way line of Long Hollow Pike, N 46° 55' 12" W. 253.83 feet to an existing iron pin. Said point is in the eastern line of Northgate Park, Section 11, Lot No. 1 of record in Plat Book 6250, Page 114, said Register Office. Also being the north property corner of Section 14, Lot No. 3 and the west property corner of this tract; thence,

2. With the common property line of Section 11, Lot No. 1 and this tract, N 38° 44' 59" E 139.19 feet to an existing iron pin. Said point is the west property corner of Northgate Park, Section 13, Revised, Lot No. 1 of record in Plat Book 6200, Page 178, said Register's Office and the north property corner of this tract, thence,

3. With the common property line of Section 13, Revised, Lot No. 1 and this tract, S 55° 12' 58" E 249.39 feet to an existing iron pin on the western right-of-way line of Long Hollow Pike. Said point is the south property corner of Section 13, Revised, Lot No. 1 and the east property corner of this tract thence,

4. With the western right-of-way line of said road, S 34° 06' 31" W, 31.74 feet to an existing highway monument at the start of a curve; thence,

5. With a 1390.39 foot radius curve to the right a length of 143.99 feet to the Point of Beginning. Said curve has a chord bearing and distance of S 37° 50' 05" W. 143.93 feet and containing 39,779 square feet or 0.9132 acres, more or less.

Being the same property conveyed to B.F. Nashville, Inc., a Tennessee corporation, by Quitclaim Deed of record in Instrument No. 20131227-0130406, 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