Karen Johnson Davidson County
Batch# 349938 DEEDQC
01/28/2020 02:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200128-0010277

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: 161 Parcel: 220.00

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 5529 Edmondson Pike, 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: _____
Name: Ryan D. Bridgeman
Title: President

5529 Edmondson Pike
Nashville, Tennessee
995361 TN1

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

5529 Edmondson Pike
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

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, located on the westerly side of Edmondson Pike north of Old Hickory Boulevard, being Lot No. 2 as shown on the plat of Food Max Shopping Center as of record in Book 7900, Page 127, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on an existing iron pin in the southwest right of way of Edmondson Pike, said point being located North 19 degrees 47 minutes 47 seconds West, 374.58 feet from the intersection of the southwestern right of way of Edmondson Pike and the northern right of way of Old Hickory Boulevard, said point being the southeast corner of the property herein described;

Thence from the POINT OF BEGINNING, leaving the southwestern right of way of Edmondson Pike South 87 degrees 50 minutes 43 seconds West 242.86 feet (South 87 degrees 45 minutes 42 seconds West 242.62 feet, of record) to an existing capped iron pin; Thence North 27 degrees 59 minutes 02 seconds East 184.80 feet (North 27 degrees 52 minutes 37 seconds East 184.97 feet, of record) to an existing capped iron pin; Thence North 87 degrees 46 minutes 40 seconds East 103.25 feet (North 87 degrees 45 minutes 42 seconds East 103.20 feet, of record) to an existing punch hole in concrete, said point being located in the southwestern right of way of Edmondson Pike; Thence continuing with the Southwestern right of way of Edmondson Pike South 15 degrees 10 minutes 52 seconds East 50.69 feet (South 15 degrees 17 minutes 49 seconds East 50.76 feet, of record) to an existing capped iron pin; Thence continuing with the Southwestern right of way of Edmondson Pike South 19 degrees 54 minutes 38 seconds East 116.08 feet (South 19 degrees 52 minutes 20 seconds East 116.00 feet, of record) to the POINT OF BEGINNING.

Being the same property conveyed to B.F. Nashville, Inc., a Tennessee corporation, by Special Warranty Deed of record in Instrument No. 20170628-0064939, in the Register's Office of Davidson County, Tennessee.

5529 Edmondson Pike
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