Karen Johnson Davidson County
Batch# 350148 DEEDQC
01/29/2020 10:03:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200129-0010552

THIS INSTRUMENT PREPARED BY:
Ice Miller LLP
One American Square, Suite 2900
Indianapolis, IN 46208

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Airpark East Owner, LLC c/o Strategic Capital Partners, LLC 8900 Keystone Crossing, Suite 100 Indianapolis, Indiana 46240	Same	12 1000 217 00 12 1000 218 00 12 1000 219 00 12 1000 220 00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Airpark East Owner, LLC**, a Delaware limited liability company (the "Grantor") hereby quitclaims and conveys to **Airpark East Owner, LLC**, a Delaware limited liability company and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 24 day of January, 2020.

Airpark East Owner, LLC,
a Delaware limited liability company

By: _____
Richard W. Horn
Authorized Representative

STATE OF Indiana)
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Richard W. Horn, the Authorized Representative of **Airpark East Owner, LLC**, a Delaware limited liability company, who acknowledged the execution of the foregoing Deed on behalf of said company.

WITNESS my hand, at office, this 24 day of January, 2020.

My Commission Expires: 08/23/2020

_____
Notary Public

DINA L RANDALL
SEAL
Notary Public, State of Indiana
My Commission Expires August 23, 2020

STATE OF Indiana)

COUNTY OF Marion)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 24 day of January, 2020.

My Commission Expires: 08/23/2020

Notary Public

DINA L RANDALL
SEAL
Notary Public, State of Indiana
My Commission Expires August 23, 2020

Exhibit A

LAND BEING IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, PER AN UNRECORDED SURVEY BY WILSON & ASSOCIATES DATED SEPTEMBER 30TH 2019, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE POST CORNER ON THE SOUTHERLY MARGIN OF COUCHVILLE PIKE, HAVING A TN STATE PLANE COORDINATE OF NORTH 648,409.9562, EAST 1,779,128.9734, SAID POINT BEING THE NORTHEAST CORNER OF DUKE-WEEKS REALTY L.P. AS DESCRIBED IN INSTRUMENT NO. PL-20011120-0127754, ALSO BEING THE NORTHWEST CORNER OF SAID HERE-IN DESCRIBED PROPERTY AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY MARGIN OF COUCHVILLE PIKE THE FOLLOWING TEN (10) CALLS:

1) S 63°22'23" E A DISTANCE OF 68.28' TO AN IRON PIN SET;
2) S 84°57'16" E A DISTANCE OF 150.00' TO AN IRON PIN SET;
3) S 66°31'10" E A DISTANCE OF 78.72' TO AN IRON PIN SET;
4) S 66°31'10" E A DISTANCE OF 63.58' TO AN IRON PIN SET;
5) N 34°44'56" E A DISTANCE OF 80.72' TO AN IRON PIN SET;
6) S 84°21'03" E A DISTANCE OF 62.19' TO AN IRON PIN FOUND;
7) N 04°50'28" E A DISTANCE OF 15.00' TO AN IRON PIN SET;
8) S 85°06'52" E A DISTANCE OF 129.13' TO AN IRON PIN FOUND;
9) S 85°16'26" E A DISTANCE OF 278.68' TO AN IRON PIN SET;
10) S 84°59'55" E A DISTANCE OF 314.96' TO AN IRON PIN SET, SAID IRON PIN BEING THE NORTHWEST CORNER OF PARCEL 152 ON MAP 121 OWNED BY HAMILTON CREEK DEVELOPMENT AS DESCRIBED IN INSTRUMENT NO. 20180209-0013241 AND ALSO BEING THE NORTHEAST CORNER OF SAID HERE-IN DESCRIBED PROPERTY;

THENCE ALONG THE WESTERN BOUNDARY OF HAMILTON CREEK DEVELOPMENT S 8°32'04" W A DISTANCE OF 835.85' TO AN IRON PIN FOUND, SAID IRON PIN BEING THE NEWLY ACQUIRED TRACT BY HAMILTON CREEK DEVELOPMENT FROM JAMES ROY JONES AS DESCRIBED BY INSTRUMENT NO. 20190124-0007171 AND ALSO BEING A POINT ALONG THE EASTERN BOUNDARY OF SAID HERE-IN DESCRIBED PROPERTY; THENCE CONTINUING ALONG THE EASTERN BOUNDARY S 8°32'06" W A DISTANCE OF 831.31' TO AN IRON PIN SET, SAID IRON PIN BEING A POINT ALONG THE NORTHERN BOUNDARY OF HAMILTON CREEK DEVELOPMENT AS DESCRIBED IN INSTRUMENT NO. 20190415-0033977, BEING THE SOUTHWEST CORNER OF PARCEL 151 OWNED BY JAMES ROY JONES AS DESCRIBED BY INSTRUMENT NO. 20031231-0184941, AND ALSO BEING THE SOUTHEAST CORNER OF SAID HERE-IN DESCRIBED PROPERTY;

THENCE ALONG THE NORTH BOUNDARY OF PARCEL 157 OF HAMILTON CREEK DEVELOPMENT AND NORTH BOUNDARY OF FEDEX CORPORATE SERVICES, INC,

AS DESCRIBED IN INSTRUMENT #PL-20011120-0127754, THE FOLLOWING FOUR (4) CALLS:

1) N 82°09'02" W A DISTANCE OF 271.75' TO AN IRON PIN SET;
2) N 82°09'02" W A DISTANCE OF 289.80" TO AN IRON PIN SET;
3) N 82°09'02" W A DISTANCE OF 289.49" TO AN ALUMINUM STAKE AT AN OLD FENCE POST;
4) N 82°30'49" W A DISTANCE OF 288.49' TO A CEDAR FENCE POST AT AN ALUMINUM STAKE, SAID STAKE BEING THE SOUTHEAST CORNER OF DUKE-WEEKS AND A POINT ON THE NORTH BOUNDARY LINE OF FEDEX, ALSO BEING THE SOUTHWEST CORNER OF SAID HERE-IN DESCRIBED PROPERTY;

THENCE ALONG THE AFOREMENTIONED DUKE-WEEKS EASTERN BOUNDARY, N 7°25'44" E A DISTANCE OF 1,595.03' TO AN IRON PIN SET, BEING THE POINT OF BEGINNING, AND CONTAINING 42.992 ACRES, MORE OR LESS ACCORDING TO A SURVEY BY WILSON & ASSOCIATES, PC.

BEING THE SAME PROPERTY CONVEYED TO AIRPARK EAST OWNER, LLC AS FOLLOWS:

IN PART BY QUITCLAIM DEED FROM JEANETTE J. SMITHSON OF RECORD IN INSTRUMENT NO. 20191223-0132624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
IN PART BY QUITCLAIM DEED FROM ELFRIEDE MUGGLER AND SUSAN MUGGLER DAVIS, COTRUSTEES OF THE COUCHVILLE PIKE TRUST OF RECORD IN INSTRUMENT NO. 20191223-0132626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
IN PART BY QUITCLAIM DEED FROM E. MUGGLER, TRUSTEE OF THE E. MUGGLER REVOCABLE LIVING TRUST, DATED OCTOBER 7, 2010 OF RECORD IN INSTRUMENT NO. 20191223-0132628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jeff Wainscott, 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.

Jeff Wainscott
Signature

State of Indiana

County of Marion

Personally appeared before me, Andrew Eyster a notary public for this county and state Jeff Wainscott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Andrew Eyster
Notary's Signature

My Commission Expires: 8-20-2025
Notary' Seal (if on paper)

NOTARY PUBLIC SEAL STATE OF INDIANA
ANDREW EYSTER
My Commission Expires
August 20, 2025
Commission Number 704304
Morgan County