Box 36
(1)

QUITCLAIM DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 08, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF FEBRUARY, 2020.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 356209 DEEDQC
02/10/2020 04:08:08 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200210-0015278

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 3720
File No. 31613B

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SouthPoint of TN, LLC 6064 Central Pike Mt. Juliet, TN 37122	SAME ADDRESS AS NEW OWNER	181-00-0-082.00 (PO) 181-00-0-083.00 (PO)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership **("Grantor")**, by these presents, quitclaims, grants and conveys unto SouthPoint of TN, LLC, a Tennessee Limited Liability Company **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED.

FOR INFORMATION PURPOSES ONLY

Property Address: Proposed Phase 3 SouthPoint Subdivision, Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 6th day of February, 2020.

Blackburn Family Limited Partnership,
a Tennessee limited partnership

By:
Rick Blackburn
Its: General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the General Partner of Blackburn Family Limited Partners II, L.P., a Tennessee Corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand, at office, on February 6, 2020.

Notary Public

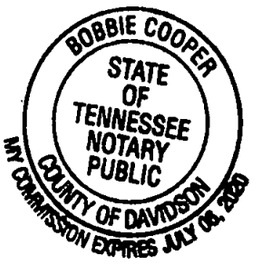


EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S DESCRIPTION
SouthPoint - Phase 3
Antioch, Davidson County, Tennessee

Prepared By:
H & H Land Surveying, Inc.
612A Fitzhugh Boulevard
Smyrna, Tennessee 37167
Phone: (615) 831-0756
Email: handhland@bellsouth.net
File: 2017-0670_SouthPoint_Phase-3_Description_121819

BEING a Parcel of Land situated in Antioch, Davidson County, Tennessee being a portion of the Blackburn Family Limited Partners II, LP Property, as of record in Instrument No. 20180418-0036624 in the Register's Office of Davidson County, Tennessee, (R.O.D.C.,TN), and a portion of the Blackburn Family Limited Partners II, LP Property, as of record in Instrument No. 20180418-0036608, (R.O.D.C.,TN), lying generally east of Pettus Road, bounded on the west by SouthPoint – Phase 2 as of record in Instrument No. 20180720-0071080, (R.O.D.C.,TN), bounded on the north by the Michael D. Morris & Mary A. Morris Property, as of record in Deed Book 9994, Page 200, (R.O.D.C.,TN), and the James P. Sullivan and Donna J. Sullivan Property, as of record in Deed Book 6633, Page 959, (R.O.D.C., TN), and the James P. Carroll, Jr. Property as of record in Instrument No. 20130615-0085743, (R.O.D.C., TN), bounded on the east by the Brentwood United Methodist Church D/B/A The Village Church Nashville Property, as of record in Instrument No. 20180212-0014019, (R.O.D.C, TN), bounded on the south by the Brentwood United Methodist Church D/B/A The Village Church Nashville Property, as of record in Instrument No. 20180212-0014018, (R.O.D.C, TN), and the Ralph Jenkins, and Edward D. Johnson Property, as of record in Instrument No. 20121019-0096167, (R.O.D.C.,TN), and being more particularly described as follows:

Beginning at a point in the southerly boundary of the Michael D. Morris & Mary A. Morris Property, as of record in Deed Book 9994, Page 200, (R.O.D.C.,TN), said point being the northeast corner of SouthPoint – Phase 2, as of record in Instrument No. 201800720-0071080, (R.O.D.C.,TN), and also being the northwest corner of SouthPoint – Phase 3 being the Property described herein;
Thence with a common line with the Michael D. Morris & Mary A. Morris Property, as of record in Deed Book 9994, Page 200, (R.O.D.C.,TN), S85°05'00"E, 37.09' to an Existing Iron Rod (Found) at the southwest corner of the James P. Sullivan and Donna J. Sullivan Property, as of record in Deed Book 6633, Page 959, (R.O.D.C., TN);
Thence with a common line with the James P. Sullivan and Donna J. Sullivan Property, as of record in Deed Book 6633, Page 959, (R.O.D.C., TN), S84°33'38"E, 147.43' to an Existing Iron Rod (Found) at the southwest corner of the James P. Carroll, Jr. Property as of record in Instrument No. 20130615-0085743, (R.O.D.C., TN);
Thence with a common line with the James P. Carroll, Jr. Property as of record in Instrument No. 20130615-0085743, (R.O.D.C., TN), S84°38'19"E, 197.36' to an Existing Iron Rod (Found) at the northwest corner of Brentwood United Methodist Church D/B/A The Village Church Nashville Property, as of record in Instrument No. 20180212-0014019, (R.O.D.C, TN), said Existing Iron Rod (Found) being the northeast corner of SouthPoint – Phase 3 being the Property described herein;
Thence with a common lines with the Brentwood United Methodist Church D/B/A The Village Church Nashville Property, as of record in Instrument No. 20180212-0014019, (R.O.D.C, TN), the following two (2) courses:
Thence, S27°22'25"W, 432.81' to an Existing Iron Rod (Found);
Thence, S27°18'38"W, 641.42' to an Existing Iron Rod (Found) at the northeast corner of the Brentwood United Methodist Church D/B/A The Village Church Nashville Property, as of record in Instrument No. 20180212-0014018, (R.O.D.C, TN), said Existing Iron Rod (Found) being the southeast corner of SouthPoint – Phase 3 being the Property described herein;
Thence with a common line with the Brentwood United Methodist Church D/B/A The Village Church Nashville Property, as of record in Instrument No. 20180212-0014018, (R.O.D.C, TN), N51°21'15"W, 204.91' to an Existing Iron Rod (Found) at the northeast corner of the Ralph Jenkins, and Edward D. Johnson Property, as of record in Instrument No. 20121019-0096167, (R.O.D.C.,TN);

Thence, with a common line with the Ralph Jenkins, and Edward D. Johnson Property, as of record in Instrument No. 20121019-0096167, (R.O.D.C.,TN), N50°45'04"W, 137.61' to a point, said point being the southwest corner of SouthPoint – Phase 3 being the Property described herein;
Thence, with new lines crossing the Blackburn Family Limited Partners II, LP Property, as of record in Instrument No. 20180418-0036608, (R.O.D.C.,TN), and crossing the Blackburn Family Limited Partners II, LP Property, as of record in Instrument No. 20180418-0036624 - (R.O.D.C.,TN), the following nine (9) courses;
Thence, N38°58'00"E, 113.05' to a point;
Thence, N41°54'22"E, 50.22' to a point;
Thence, N23°19'57"E, 74.90' to a point;
Thence, S51°02'00"E, 4.90' to a point;
Thence, with a curve to the left having a central angle of 12°39'18", a radius of 239.50', an arc length of 52.90', a chord bearing of S57°21'40"E, and a chord length of 52.79' to a point;
Thence, N26°11'13"E, 428.62' to a point;
Thence, N63°48'47"W, 52.47' to a point;
Thence, N26°11'13"E, 102.85' to a point;
Thence, N04°55'00"E, 112.69' to the Point of Beginning.
Containing 282,942 Square Feet, 6.495 Acres, more or less.

Being a portion of the same property conveyed to Blackburn Family Limited Partners, II,LP, a Tennessee limited Partnership by Special Warranty Deed from Barbara A. Wardlaw of record as Instrument No. 20180418-0036623 and by Quitclaim Deed of record as Instrument No. 20180418-0036624, Register's Office for Davidson County, Tennessee and further being a portion of the same property conveyed to Blackburn Family Limited Partners II, LP, a Tennessee Limited Partnership by Deed from Susan Beerman Cline, Executrix of the Estate of Billy P. Beerman, deceased and Susan Beerman Cline individually and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman) of record as part of Docket No. 17P-55 in the Seventh Circuit Court, of record as Instrument No. 20180418-0036607 and Instrument No. 20180418-0036608, Register's Office for Davidson County, Tennessee.