Karen Johnson Davidson County
Batch# 356683 DEEDQC
02/11/2020 11:40:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200211-0015587

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Joan K. Raskin & John W. Campbell, Jr., Co-Trustees 103 Continental Pl., Suite 110 Brentwood, TN 37027	Same	118-02-259

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOAN K. RASKIN and JOHN W. CAMPBELL, JR.**, Co-Trustees under a Trust Agreement dated September 23, 1970, as amended most recently by a Third Amendment to Joint Venture Agreement and Second Amendment to Trust Agreement of The Melrose Company dated September 1, 2015 and of record at 20150921-0095714, Register's Office for Davidson County, Tennessee (collectively, "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JOAN K. RASKIN and JOHN W. CAMPBELL, JR.**, Co-Trustees under a Trust Agreement dated September 23, 1970, as amended most recently by a Third Amendment to Joint Venture Agreement and Second Amendment to Trust Agreement of The Melrose Company dated September 1, 2015 and of record at 20150921-0095714, Register's Office for Davidson County, Tennessee ("Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as set forth on Exhibit A attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.

Subscribed and sworn to before me this the 11th day of February, 2020.

Miranda Christy
Affiant

Falecher Outen
Notary Public

My Commission Expires: _____

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 9, 2022

This is improved property, known as 0 Biloxi Avenue, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 11th day of February, 2020.

JOAN K. RASKIN, Co-Trustee

JOHN W. CAMPBELL, JR., Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN K. RASKIN, Co-Trustee, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 11th day of February, 2020.

FALECHER OUTEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 9, 2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. CAMPBELL, JR., Co-Trustee, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 11th day of February, 2020.

FALECHER OUTEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 9, 2022

Notary Public

My Commission Expires: _____

Exhibit A

Land in Davidson County, Tennessee, consisting of three tracts, and being described according to a survey of Crescent Properties Company property, by Hart-Freeland-Roberts, Inc., Job No. 3200, dated October 16, 1970, as follows:

TRACT NO. 1: Being lots Nos. 144 to 151, both inclusive, on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for Davidson County, Tennessee, as follows:
Beginning at a point, P.K. Nail, said point being the intersection of the easterly margin of Franklin Pike and the southerly margin of Biloxi Avenue; thence, with the southerly margin of Biloxi Avenue, north 75° 23' east 265 feet to a point, said point being the intersection of the southerly margin of Biloxi Avenue and the westerly margin of an alley; thence, with the westerly margin of said alley south 14° 52' east 400 feet to an existing iron pin; thence, leaving said alley south 75° 23' west 265 feet to a point (P.K. Nail) in the easterly margin of Franklin Pike; thence, with said margin north 14° 52' west 400 feet to the point of beginning, containing 2.433 acres, more or less.

TRACT NO. 2: Being parts of lots Nos. 140, 141, 142, and 143 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for Davidson County, Tennessee; and being part of lot No. 6 on the plan of The Lands of Mrs. Mary Armistead, deceased, as of record in book 2, page 73, Chancery Court at Nashville, as follows:
Beginning at a point on the southerly margin of Biloxi Avenue, said point being the northwesterly corner of lot No. 143 on said plan of Geo. I. Waddey's Subdivision of Westwood, and being the point of intersection of the southerly margin of Biloxi Avenue and the easterly margin of an alley; thence, with the southerly margin of Biloxi Avenue north 75° 23' east 134.20 feet to an iron pin; thence, continuing with said margin of Biloxi Avenue north 53° 45' east 368.50 feet to an iron pin in the westerly right-of-way of Interstate Highway 65; thence, with said westerly right-of-way of Interstate Highway 65, south 10° 52' west 609.90 feet to an iron pin: thence, continuing with the said westerly right-of-way of Interstate Highway 65, south 7° 44' west 233.60 feet to an iron pin: thence, continuing with said westerly right-of-way of Interstate Highway 65, south 18° 50' west 166.10 feet to a point: thence, southwesterly with a curve having a radius of 1273.24 feet a distance of 50.32 feet to a point; thence, with the C. E. Little property north 1° 48' east 104 feet to a point; thence, with said C. E. Little property south 64° 38' west 13.23 feet to a point in the easterly margin of an alley; thence, with the easterly margin of said alley north 14° 52' west 689.15 feet to the point of beginning, containing, 4.489 acres, more or less.

TRACT NO. 3: Being part of lot No. 140 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for Davidson County, Tennessee, and being part of lot No. 6 on the plan of The Lands of Mrs. Mary Armistead, deceased, as of record in book 2, page 73, Chancery Court at Nashville, as follows:
Beginning at an iron pin in the easterly right-of-way of Interstate Highway 65, said point being in the southerly margin of Biloxi Avenue, and in the northerly line of lot No. 140 on said plan of Westwood; thence, with said northerly line of lot No. 140 north 54° 08' east 52.47 feet to an iron pin in the westerly right-of-way of the Louisville and Nashville Railroad; thence with said right-of-way of the Louisville and Nashville Railroad south 1° 50' west 931.54 feet to an iron pin: thence, south 60° 34' west 135.56 feet to a point in the easterly right-of-way of Interstate Highway 65; thence, with the easterly margin of said highway north 1° 25' east 209.60 feet to an iron pin; thence, continuing with the easterly margin of said highway north 7° 32' east 764 feet to the point of beginning, containing 1.870 acres, more or less.

~~Being the same property conveyed to Grantor by deed of record at Book 4457, page 957, Register's~~ Office for Davidson County, Tennessee.