Karen Johnson Davidson County
Batch# 416228 DEEDQC
06/16/2020 01:20:56 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200616-0062169

THIS INSTRUMENT PREPARED BY: **J. Evan Gower** **GBT Realty Corporation** **9010 Overlook Boulevard** **Brentwood, TN 37027**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ($0.00). Affiant Subscribed and sworn to before me, this 15 day of June, 2020. Notary Public My Commission Expires: 2/26/2022

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Parke West Venture Partners, LLC c/o GBT Realty Corporation 9010 Overlook Boulevard Brentwood, TN 37027	Parke West Venture Partners, LLC c/o GBT Realty Corporation 9010 Overlook Boulevard Brentwood, TN 37027	Map Parcel 104-06 Parcel 0058 Parcel No. 104 0600 5800

QUITCLAIM DEED

THIS INDENTURE, made as of the 15th day of June, 2020, between **PARKE WEST INVESTMENT PARTNERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and **PARKE WEST VENTURE PARTNERS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and forever quitclaim unto the said Grantee, its successors, successors-in-title and assigns, all right, title, interest, claim or demand which the Grantor has or may have in that certain tract or parcel of land known as 3415 Murphy Road, Nashville, in Davidson County, Tennessee 37203, and being more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real property, together with all and singular the rights, members, hereditaments and appurtenances thereunto belonging, unto the said Grantee, its

successors, successors-in-title, heirs and assigns, so tat neither Grantor, its successors, successors-in-title, heirs and assigns, nor any other person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights hereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE AND NOTARY APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

GRANTOR:

PARKE WEST INVESTMENT PARTNERS, LLC
a Tennessee limited liability company

By: _____
Name: George B. Tomlin
Its: Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George B. Tomlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Manager of PARKE WEST INVESTMENT PARTNERS, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 11th day of June, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

EXHIBIT A

Legal Description

Being a tract of land in the central portion of Davidson County, lying in the 21st Councilmanic District of Nashville, Tennessee, being bounded on the north by the right-of-way (ROW) of Murphy Road (ROW varies), on the east by Metro Nashville Alley #1138 (15' wide), on the south by Metro Nashville Alley #1141 (15' wide), and on the west by ROW of Murphy Court (50' ROW), being tracts 14 through 18 of Plat Map of Bransford Realty Company's Richland Annex, as recorded in Plat Book 332, page 153 in the Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey by Littlejohn Engineering Associates, Inc. dated April 14, 2003, as follows:

POINT OF BEGINNING being a set point, also being the southeast corner at the intersection of Murphy Road and Murphy Court; thence with the ROW of Murphy Road South 80 degrees 15 minutes 20 seconds East 404.28 feet to a set point; thence leaving said ROW with a 15' alley South 42 degrees 22 minutes 53 seconds West 240.02 feet to a set point; thence with a 15' alley North 80 degrees 15 minutes 20 seconds West 248.73 feet to a set point; thence with a curve to the right having a radius of 940.20 feet, an arc length of 204.20 feet, a central angle of 12 degrees 26 minutes 38 seconds, a chord bearing and distance of North 2 degrees 23 minutes 09 seconds East 203.80 feet to the point of beginning.

Containing 66,745 square feet or 1.53 acres.

LAND ALSO BEING DESCRIBED AS:

LAND LYING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING LOT 1 AS SHOWN ON THE FIFTH THIRD BANKING CENTER CONSOLIDATED & PUD BOUNDARY PLAT, RECORDED IN INSTRUMENT NUMBER 20040712-0082592 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON PIN FOUND (ID: BWSC) IN THE SOUTHEAST RIGHT OF WAY INTERSECTION OF MURPHY ROAD (100' R/W) AND MURPHY COURT (50' R/W), SAID PIN BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID MURPHY ROAD SOUTH 82 DEGREES 50 MINUTES 21 SECONDS EAST A DISTANCE OF 394.09 FET TO A ½" IRON PIN FOUND (NO ID) IN THE WEST LINE OF ALLEY NUMBER 1138 (20' R/W) AS SHOWN ON INSTRUMENT NUMBER 20040712-0082592;

THENCE LEAVING SAID MURPHY ROAD WITH THE WEST LINE OF SAID ALLEY NUMBER 1138 SOUTH 40 DEGREES 20 MINUTES 32 SECONDS WEST A DISTANCE OF 235.68 FEET TO A PK NAIL SET IN THE NORTH LINE OF ALLEY NUMBER 1141 (15' R/W) AS SHOWN ON PLAT BOOK 332, PAGE 153;

THENCE WITH THE NORTH LINE OF SAID ALLEY NUMBER 1138 NORTH 82 DEGREES 50 MINUTES 21 SECONDS WEST A DISTANCE OF 239.06 FEET TO A PK NAIL SET IN THE EAST LINE OF SAID MURPHY COURT;

THENCE WITH SAID EAST LINE ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 199.54 FEET, A RADIUS OF 754.25 FEET, A CHORD BEARING OF NORTH 00 DEGREES 21 MINUTES 31 SECONDS WEST, AND A CHORD LENGTH OF 198.96 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 63,320 SQUARE FEET OR 1.45 ACRES, ACCORDING TO A SURVEY BY CLINTON T. HEAD, RLS #2731, OF YOUNG HOBBS AND ASSOCIATES, 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040, YHA PROJECT NUMBER 030-18.

Being the same property conveyed to PARKE WEST INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, of record as Instrument No. 20190805-0077301, dated July 26, 2019, said Register's Office of Davidson County, Tennessee.