THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
33397-1 / Box #14

Karen Johnson Davidson County
Batch# 462882 DEEDQC
08/24/2020 02:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200824-0095621

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Base Camp Holdings, LLC ATTN: _____ 2515 Cruzen Street Nashville, TN 37211	New Owner	11808021100

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Keith J. Bailey and Elizabeth Bailey, husband and wife** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Base Camp Holdings, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), their successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Keith J. Bailey and Elizabeth Bailey, husband and wife, by deed dated December 31, 2018 from Donald F. Felts, married, of record as Instrument No. 20190103-0000608, said Register's Office, and that portion of Alley #1838 included in said property that was closed by Ordinance #2019-1710 of record in the Metropolitan County Clerk's Office for Davidson County, Tennessee. Further, being the same property conveyed to Base Camp Holdings, LLC, a Delaware limited liability company by warranty deed dated August 21, 2020 from Keith J. Bailey and Elizabeth Bailey, husband and wife, recorded simultaneously herewith, and being of record in Instrument No. _202008240095620_____, said Register's Office.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors for the purpose of publishing the new, surveyor-prepared legal description in the public record, which description includes that portion of Alley #1838 included in said property that was closed by Ordinance #2019-1710 of record in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument has been executed this 21 day of August, 2020.

Keith J. Bailey

Elizabeth Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith J. Bailey and Elizabeth Bailey, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 21 day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

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 21 day of August, 2020.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 176 Grandview Heights, as of record in Plat Book 161, Page 14 & 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of-way line of Winford Avenue, at a corner common with Barbara Moore Rogers, as of record in Deed Book 8634, Page 817, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Winford Avenue with the southerly property line of Barbara Moore Rogers, North 69 deg 21 min 01 sec East, 149.74 feet to an existing iron rod in the westerly right-of-way line of Alley #1838;

Thence with the westerly right-of-way line of Alley #1838, South 20 deg 58 min 43 sec East, 15.00 feet to a point in the southerly terminus of Alley #1838;

Thence with the southerly terminus of Alley #1838, North 69 deg 01 min 17 sec East, 7.50 feet to a point at a corner common with the property of Taghi Mohammad Khah, as of record in Deed Book 10510, Page 232, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Taghi Mohammad Khah, South 20 deg 58 min 43 sec East, 97.98 feet to a point in the northerly property line of William Conrad, as of record in Deed Book 7131, Page 204, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of William Conrad, North 82 deg 40 min 01 sec West, 8.52 feet to an existing iron rod;

Thence North 82 deg 46 min 42 sec West, 140.99 feet to an existing iron rod in the easterly right-of-way line of Winford Avenue;

Thence with a curve to the right, along an arc length of 52.68 feet, the central angle of which is 62 deg 05 min 24 sec, the radius of which is 48.61 feet, the chord of which is North 51 deg 31 min 37 sec West, 50.14 feet to the POINT OF BEGINNING. Containing 10,946 square feet or 0.251 acres more or less.

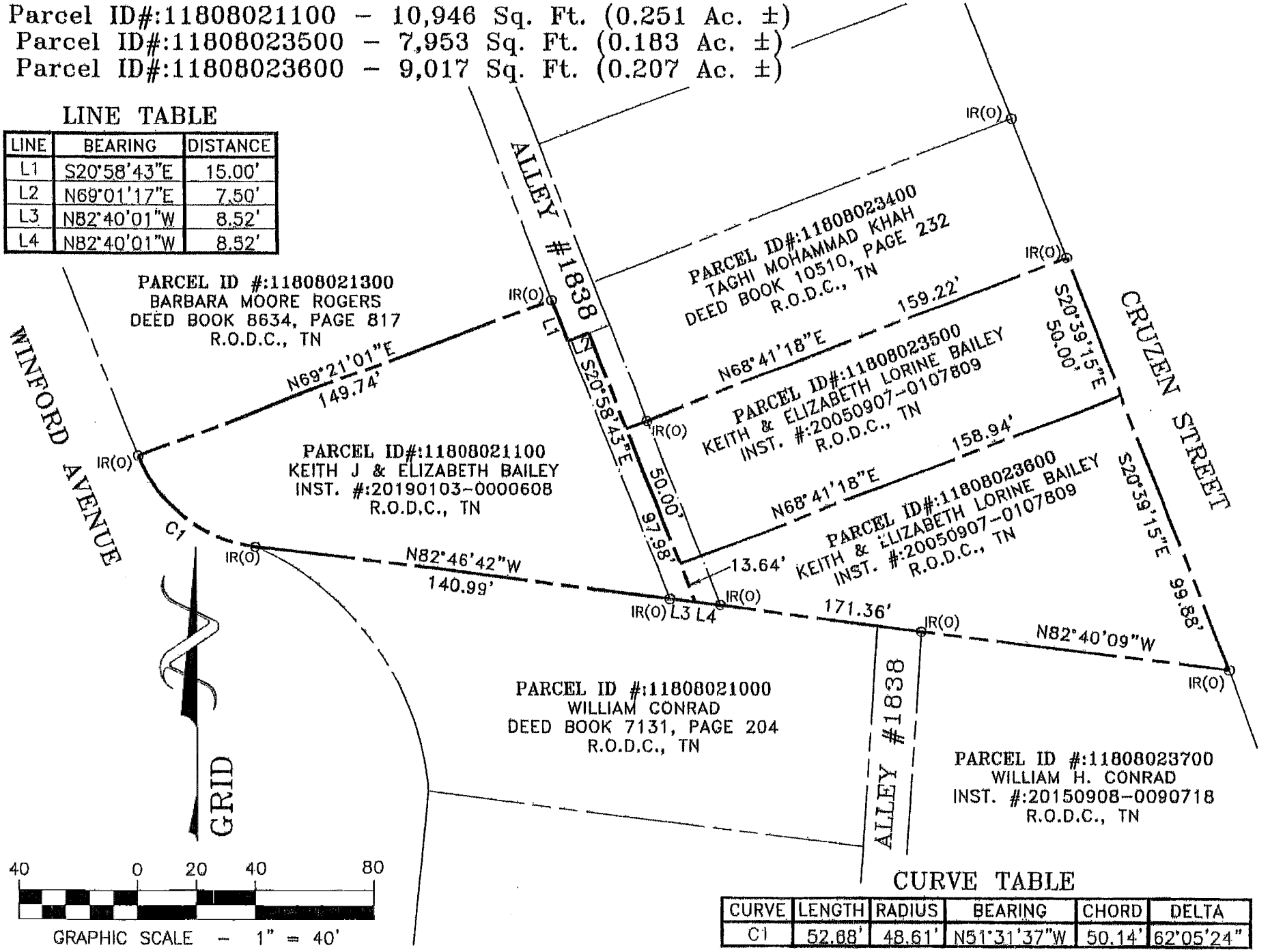
The foregoing legal description being prepared by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048.

[See drawing of Parcel ID 11808021100 attached on next page.]

Parcel ID#:11808021100 – 10,946 Sq. Ft. (0.251 Ac. ±)
Parcel ID#:11808023500 – 7,953 Sq. Ft. (0.183 Ac. ±)
Parcel ID#:11808023600 – 9,017 Sq. Ft. (0.207 Ac. ±)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°58'43"E	15.00'
L2	N69°01'17"E	7.50'
L3	N82°40'01"W	8.52'
L4	N82°40'01"W	8.52'



CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	52.68'	48.61'	N51°31'37"W	50.14'	62°05'24"

EXHIBIT A (continued)

5-21-2026

20200824009962I

True Copy Certification

I, Matt Foster, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

