Karen Johnson Davidson County
Batch# 469868 DEEDQC
09/03/2020 02:49:04 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20200903-0100916

This Instrument Was Prepared From
Information Provided By the Parties By:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Wildwood Reserve, LLC 6231 Hillsboro Pike Nashville, Tennessee 37215	New Owner	Map 158 Parcel 96

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SUNTRUST DELAWARE TRUST COMPANY, AS TRUSTEE OF THE MSB 2017 TRUST** (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **WILDWOOD RESERVE, LLC**, a Tennessee limited liability company (hereinafter the "GRANTEE"), its successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 6231 Hillsboro Pike, Nashville, Davidson County, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including current zoning laws and restrictions.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed as of this 26th day of August, 2020.

[Signatures appear on next page]

GRANTOR:

SunTrust Delaware Trust Company, as Trustee of the MSB 2017 Trust

By: _____
Name: David W. Keister
Its: Senior Vice President

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared David W. Keister, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he is the Senior Vice President of SunTrust Delaware Trust Company, the Trustee of the MSB 2017 Trust, the bargainor, and is authorized by said trust to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of August, 2020.

Mary Sue Christopher
NOTARY PUBLIC

My Commission Expires: April 3, 2021

MARY SUE CHRISTOPHER
Notary Public
State of Delaware
My Commission Expires on Apr 3, 2021

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $2,500,000.00.

Fred Pressnell
AFFIANT

Subscribed and sworn to before me this
27th day of August, 2020.

Elizabeth J. Barbour
Notary Public

ELIZABETH J. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 3/8/2021

EXHIBIT A

Legal Description

Being a tract of land lying in Davidson County, Tennessee, also being a part of Parcel 96 on Map 158 in the Office of the Tax Assessor for Nashville, Davidson County, Tennessee and being more particularly described as follows:

Commencing at a point on the westerly right-o-way line of Hillsboro Pike at a corner common with the North East corner of Martin S. Brown, as or record in Book 5902, Page 274, at said Register's Office, and the South East corner of Martin S. Brown, as of record in Book 5462, Page 994, at said Register's Office;

Thence leaving the westerly right-of-way line of Hillsboro Pike with a line between the two above referenced parcels, North 82 deg 36 min 33 sec West, 769,00 feet to a point;

Thence North 03 deg 55 min 27 sec East, 1114.00 feet to a point at a corner common with Martin S. Brown, Parcel 109 Map 158, as of record in Book 5825, Page 807, at said Register's Office, being the point of beginning;

Thence North 17 deg 55 min 27 sec East, 475.04 feet to a point;

Thence South 82 deg 37 min 51 sec East, 198,22 to a point;

Thence South 03 deg 37 min 40 sec East, 413.75 feet to a point;

Thence South 08 deg 04 min 20 sec West, 297.93 feet to a point;

Thence north 82 deg 37 min 51 sec West, 346,23 feet to a point;

Thence North 03 deg 55 min 27 sec East, 237.49 feet to the point of beginning, containing 217,800 square feet (5.00 acres more or less).

Being part of the same property conveyed to SunTrust Delaware Trust Company, as Trustee of the MSB 2017 Trust from Martin S. Brown, as of record in Instrument No. 20170620-0062128, at said Register's Office.