Prepared by:
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BILL GARRETT, Davidson County
Trans:T20090083069 DEEDQC
Recvd: 12/09/09 09:51 3 pgs
Fees:17.00 Taxes:0.00
20091209-0112455

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL I.D.
G. Robert Frost **5205 Colfax Court** **Brentwood, TN 37027**	**G. Robert Frost** **5205 Colfax Court** **Brentwood, TN 37027**	**104 04 0 105.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, KAR, LLC, a Tennessee limited liability company, by and through its Chief Manager (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto G. ROBERT FROST, individually (hereinafter referred to as "Grantee"), his successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Resubdivision of Tract No. 17 on the Plan of O. B. Hayes Large Lots, called "Rokeby" as shown on plat of record in Plat Book 4885, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Grantor herein by Warranty Deed dated December 27, 2003, from Mirriam Johnson Jennings, Trustee of the Wayland Arnold Jennings Revocable Trust, of record as Instrument #20040121-0008019 in the office of the Register of Deeds for Davidson County, Tennessee.
>
> Said property is transferred subject to the limitations, restrictions and encumbrances as follows:
>
> 1. Metropolitan Government and Davidson County taxes for the year 2009 and subsequent years which have been assumed by Grantee herein; and

2. All matters as shown on Plat recorded in Book 4885, page 15 and Book 21, page 87, Register's Office for Davidson County, Tennessee.

This is improved commercial property known as 1117 17th Avenue South, Nashville, Davidson County, Tennessee.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 7th day of December, 2009.

KAR, LLC,-Grantor

By: _____
G. Robert Frost, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, G. ROBERT FROST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Chief Manager of KAR, LLC, a Tennessee limited liability company, and that he executed the within instrument for the purposes therein contained for and on behalf of KAR, LLC.

WITNESS MY HAND, at office, this 7th day of December, 2009.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 5, 2012

_____
Notary Public
My Commission Expires: 06-05-12

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

G. Robert Frost, Grantee

Sworn and subscribed to before me this 7th **day of** December, **20**

My Commission Expires: 06-05-12

Notary Public

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN

My Commission Expires JUNE 5, 2012