BILL GARRETT, Davidson County
Trans:T20110062807 DEEDQC
Recvd: 10/07/11 14:30 5 pgs
Fees:27.00 Taxes:0.00
20111007-0078276

THIS INSTRUMENT PREPARED BY
Wm. Ray Massey, Esq.
210 Colony Parkway, SE
Aiken, SC 29803

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Frham Real Esate, LLC PO Box 101177 Nashville, TN 37224	New Owner	Map 106-11 Parcel 017

FOR AND IN CONSIDERATION OF the sum of One and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged that we, JOHN H. MCGARITY, JR. and FRED H. NANCE, JR. ("Grantors"), do hereby quitclaim and convey unto FRHAM REAL ESTATE, LLC, a South Carolina limited liability company, ("Grantee"), its successors and assigns, all our right, title and interest in and to a certain tract of parcel of land located in Davidson County, Tennessee and described as follows:

See Attached Exhibit "A"

BEING the same property conveyed to John H. McGarity, Jr. and Fred H. Nance, Jr. by Warranty Deed from G&C Investments, LLC, a Tennessee limited liability company, of record in Instrument Number 20090709-0064030, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 330 Hill Avenue, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property, including those on attached Exhibit B

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) this 31 day of August, 2011

John H. McGarity, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHN H. MCGARITY, JR., whom I am personally acquainted, and who, upon oath, executed the foregoing instrument for the purposes therein contained, by signing as himself.

WITNESS my hand and official seal at Horry County, South Carolina, this 31ST day of August, 2011.

Sherry Dempsey
Notary Public for South Carolina
My Commission Expires: 02/23/21

SHERRY DEMPSEY
COM. EXP.
NOTARY
PUBLIC
02-23-21
SOUTH CAROLINA

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the 6th Civil District of Davidson County, Tennessee, being Lot 14 on the Resubdivision of Reserved Parcel "D" on the Recording of Interstate Park South, as of record in Book 4460, Page 106, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Turner Engineering Company, September 1, 1972, as follows:

Beginning at an iron pin the northerly right-of-way of Hill Avenue, said pin being the southwest corner of the herein described tract and being the southeast corner of Lot 15, Interstate Park South; said pin being in the southeasterly direction along the northerly right-of-way of Hill Avenue a distance of 95 feet from a concrete monument in the southeast corner of Lot 16, Interstate Park South as recorded in Book 4460, Page 101, said Register's Office, and proceeding as follows: North 43 degrees 19 minutes East a distance of 190.27 feet to an iron pin; thence South 40 degrees 12 minutes East a distance of 18.66 feet to a concrete monument; thence South 38 degrees 52 minutes East a distance of 43.25 feet to a concrete monument; thence South 24 degrees 39 minutes East a distance of 95.41 feet to a concrete monument; said monument being in the northwest corner of Lot 13, Interstate Park South as recorded in Book 4460, Page 69; thence along the westerly lines of Lot 13 and the easterly lines of the herein described tract; South 65 degrees 21 minutes West a distance of 93.9 feet to a concrete monument; thence South 43 degrees 19 minutes West a distance of 68.82 feet to a concrete monument in the northerly right-of-way of Hill Avenue; thence with a curve to the right having a radius of 120 feet a distance of 12.18 feet to a concrete monument; thence with a curve to the left having a radius of 1080.07 feet, a distance of 102.81 feet to the point of beginning, containing 0.524 of an acre, more or less.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the plan of record in Book 4460, Page 106, Register's Office for Davidson County, Tennessee.

(c) Lack of direct access to I-24, a controlled access highway from the premises in question, such right of access having been granted to the State of Tennessee, by deed recorded in Book 3072, Page 511, said Register's Office and so conveyed in Book 3435, Page 143, said Register's Office.

(d) Matters shown on the ALTA/SCSM Land Title Survey of 330 Hill Avenue, Lot 14, Interstate Park South, by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, dated June 19, 2009, as Job No. 09072MHC.

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this 19 day of September, 2011

Notary Public for SC
My Commission Expires: 3/5/18

