BILL GARRETT, Davidson County
Trans:T20110081840 DEEDQC
Recvd: 12/27/11 15:00 2 pgs
Fees:12.00 Taxes:0.00
20111227-0101091

ADDRESS NEW OWNERS AND SEND TAX BILLS:
MINGJO, a Tennessee General Partnership
1106 McGavock Pike
Nashville, TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 6 - 256

QUITCLAIM DEED

This instrument is made and entered into this the 30th day of November, 2011, by and between MINGJO, LLC, a Tennessee Limited Liability Company, GRANTOR and MINGJO, a Tennessee General Partnership, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, its successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being the westerly 65 feet front of Lot No. 15 and the easterly 47 feet front of Lot No. 14 and a small triangular strip of Lot No. 16 and a part of an alley South of Lot No. 16 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property of record in Book 332, Page 44, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Maxey Avenue or Lane 6 feet West of the common corner of Lots 15 and 16 in said Subdivision; thence southerly 215 feet more or less to a point 6 feet East of the Southeast corner of Lot No.15 of said Subdivision; thence westerly with the southerly margin of Lot Nos. 15 and 16, 158 feet more or less to a point; thence northerly passing the northwest corner of an outhouse and passing on the westerly side of a maple tree, 215 feet more or less to a point in the southerly margin of Maxey Avenue or Lane; thence eastwardly with the southerly margin of Maxey Avenue or Lane, 112 feet to the point of beginning.

BEING the same property conveyed to MINGJO, LLC, a Tennessee Limited Liability Company, by deed recorded October 18, 2006 in Instrument No. 20061018-0129227, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1106 McGavock Pike, Nashville, Tennessee 37216.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

MINGJO, LLC

BY: _____
TODD MINGLE, Member

BY: _____
JOEY SEALS, Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared TODD MINGLE and JOEY SEALS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be all of the Members of MINGJO, LLC, the within named bargainor, a limited liability company, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and seal at office this 30 day of NOV., 2011.

_____
NOTARY PUBLIC

SHIRLEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMMER COUNTY

My Commission Expires 7-23-2013

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

_____
AFFIANT

Subscribed and sworn to before me, this the 30th day of NOV., 2011.

_____
NOTARY PUBLIC

SHIRLEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMMER COUNTY

My Commission Expires: 7-23-2013

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
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