44
Glen

BILL GARRETT, Davidson County
Trans:T20120082661 DEEDQC
Recvd: 10/30/12 15:56 5 pgs
Fees:32.00 Taxes:0.00
20121030-0099744

THIS INSTRUMENT PREPARED BY: ALLEN D. LENTZ **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me this 24th day of October, 2012. Notary Public My commission expires: My Commission Expires MAY 20, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
White Front Garage Partners, LLC 421 Church Street Nashville, TN 37219	SAME	093-02-4-00700

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that, **ROSA EISENSTADT, ARTHUR G. EISENSTADT AND RICHARD I. EISENSTADT, AS SUCCESSOR TRUSTEES OF THE EVA G. BLOCK TRUST u/w dated December 28, 1979**, hereinafter called the Grantors, for

and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **WHITE FRONT GARAGE PARTNERS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all right, title and interest of the Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit A incorporated herein by reference.

This is improved property known as 205-207 Second Avenue North, Nashville, TN 37201.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature pages to follow.}

IN WITNESS WHEREOF, this instrument has been executed effective as of the 24th day of October, 2012.

Rosa Eisenstadt

Rosa Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979

Tennessee

STATE OF ~~SOUTH CAROLINA~~)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosa Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2012.

Linda J. Boggess

Notary Public

My Commission Expires: 5-20-2014

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

IN WITNESS WHEREOF, this instrument has been executed effective as of the 24th day of October, 2012.

Arthur G. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979

STATE OF NORTH CAROLINA)
COUNTY OF Dare)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur G. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of October, 2012.

Candice S. Quidley
Notary Public

My Commission Expires: June 24, 2017

OFFICIAL SEAL
Notary Public - North Carolina
DARE COUNTY
Candice S. Quidley
My Commission Expires 6/24/17

504255.1/200736

IN WITNESS WHEREOF, this instrument has been executed effective as of the 24th day of October, 2012.

Richard I. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard I. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2012.

Sally K. Puckett
Notary Public

My Commission Expires: 12/19/2015

SALLY K. PUCKETT NOTARY PUBLIC WAKE COUNTY, NC 5042555 v1 200736

EXHIBIT A

Legal Description

Being land in the Urban Services District, Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, generally located on the west side of 2nd Avenue North, north of Church Street, being property conveyed to Rosa, and Arthur G. and Richard I. Eisenstadt, Trustees, by deed of record in Instrument No. 201004080026676, R.O.D.C. and being more particularly described as follows:

Beginning in the westerly right-of-way line of 2nd Avenue North 60.00 feet from the northerly right-of-way line of Church Street; THENCE, leaving the westerly right-of-way of 2nd Avenue North and with a building seam, S 62°05'28" W, 105.82 feet to the easterly right-of-way of Alley No. 15; THENCE, with said alley, N 27°30'17" W, 107.04 feet; THENCE, generally with a building seam, N 62°44'21" E, 107.12 feet to the westerly right-of-way line of 2nd Avenue North; THENCE, along said right-of-way, S 26°48'15" E, 105.84 feet to the Point of Beginning; Containing 11,332 Square Feet, or 0.26 Acre, more or less.