RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

10:43

THIS INSTRUMENT WAS PREPARED BY: **SUMNER TITLE & ESCROW, LLC** **131 INDIAN LAKE BLVD., SUITE 200** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF October, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 1/26/16

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Action Nissan Realty Partners	Same as new owner	P/O 26-12-009.00
(NAME) 90 Blue Ridge Trace	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville, TN 37075	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Action Nissan Realty Partners, a Tennessee general partnership** hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Action Nissan Realty Partners, a Tennessee general partnership**, hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Resubdivision of parts of Section I and Section II, Mansker Meadows, of record in Book 2854, page 32, Register's Office for Davidson County, Tennessee.

Beginning at a monument in the southerly margin of Gallatin Pike at the common front corners of Lot No. 17 and a Tract marked "Commercial A" in said Plan; thence, with the lines between same southwardly 199.61 feet to the Southwest rear corner of said "Commercial A" Tract: thence, with the rear line of said Tract eastwardly 71.76 feet to a point at the common corner of Lots Nos. 17, 19 and "Commercial A" Tract; thence, with the rear lines of Lot No. 19 on said Plan southwardly 176.29 feet to the common rear corners of Lots Nos. 17 and 19; thence, North 61 deg. West 84.63 feet, thence, South 71 deg. 04 min. West 203.10 feet to a point at the common rear lot corners of Lot No. 17 and Lot No. 16 on the Plan of Mansker Meadows, Section 1, of record in Book 2331, page 45, said Register's Office; thence, with the lines between said lots, North 06 deg. 30 min. West 312.4 feet to the southerly margin of Gallatin Pike; thence with the margin of same eastwardly 198.24 feet to the point of beginning.

Being the same property conveyed to Action Nissan Realty Partners, a Tennessee general partnership, consisting of the following: John H. Shields, II, Ronald E. Romans and Brent N. Adams by Special Warranty Deed from Kathy Jo Phillips Meadows recorded in Instrument No. 20050606-0063892, Register's Office, Davidson County, Tennessee.

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

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

This is unimproved property known as **2407 North Gallatin Road, Madison, Tennessee 37115.**

WITNESS our hands this 30 day of **October, 2012.**

Action Nissan Realty Partners
By: _____
Ronald E. Romans, Partner

STATE OF TN
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronal E. Romans, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Action Nissan Realty Partners, a Tennessee general partnership, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand this 30 day of **October, 2012.**

_____
Notary Public

My commission expires: 1/26/16

BILL GARRETT, Davidson County
Trans: T20120086213 DEEDQC
Recvd: 11/13/12 09:23 1 pgs
Fees: 12.00 Taxes: 0.00

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