BILL GARRETT, Davidson County
Trans:T20120099118 DEEDQC
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Fees:22.00 Taxes:0.00
20121227-0119531

Instrument Prepared By:
H. Brent Patrick, Esq.
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
		Map 82-5, Parcel 135 Map 82-5, Parcel 138
Teresa Rogers 2493 Goose Creek By-Pass Franklin, Tennessee 37064	Teresa Rogers 2493 Goose Creek By-Pass Franklin, Tennessee 37064	**Parcel ID No.** 082 05 0 135.00 082 05 0 138.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G & R Properties, a partnership**, hereinafter called the Grantor, by these presents does hereby quitclaim and convey unto **Teresa Rogers**, hereinafter called the Grantee, her successors and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

PROPERTY DESCRIPTION – PARCEL 135

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southwesterly margin of 2nd Avenue North, said point also being the westerly margin of Alley No. 222;

Thence, leaving said road, along said alley, S 31° 55' 42" E, a distance of 145.00 feet to a point;

Thence, leaving said alley, S 58° 11' 58" W, a distance of 156.41 feet to a point situated in the easterly margin of 2nd Avenue North;

Thence, along said road, N 15° 18' 28" E, a distance of 213.04 feet to the point of beginning and containing 11,339.455 square feet or 0.260 acres of land.

Being the same property conveyed to G & R Properties of record in Instrument No. 20051123-0141772 in the Register's Office for Davidson County, Tennessee.

Also being part of Lot Nos. 94, 95, 96, & 97 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION – PARCEL 138

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southwesterly margin of 2nd Avenue North, said point also being the westerly margin of 1st Avenue North;

Thence, leaving said 2nd Avenue North, along the westerly margin of 1st Avenue North, S 31° 55' 42" E, a distance of 54.00 feet to a point;

Thence, along said road, S 58° 11' 58" W, a distance of 15.00 feet to a point;

Thence, along said road, S 13° 47' 28" E, a distance of 157.73 feet to a point;

Thence, leaving said road, S 58° 11' 58" W, a distance of 110.70 feet to a point situated in the easterly margin of Alley No. 222;

Thence, along said alley, N 31° 55' 42" W, a distance of 54.00 feet to a point situated in the southwesterly margin of 2nd Avenue North;

Thence, along said road, N 15° 18' 28" E, a distance of 220.39 feet to a point;

Thence, along said road, N 58° 11' 58" E, a distance of 13.00 feet to the point of beginning and containing 17,591.656 square feet or 0.404 acres of land.

Being the same property conveyed to G & R Properties of record in Instrument No. 20051123-0141772 in the Register's Office for Davidson County, Tennessee. Also being part of Lot Nos. 101, 102, 103, & 104 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION:

Being Lot No. 94 on Plat of the subdivision of McGavock City Parks Lots, of record in Plat Book 57, Page 101, Register's Office for Davidson County, Tennessee.

AND NOW, **G & R Properties, a partnership**, for the express purpose of carrying out the intent of the conveyance, as set out above, does hereby quitclaim and convey unto **Teresa**

Rogers, her successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above.

This conveyance is made solely for the purpose of conveying any and all interest the Grantor has in and to said tracts of land located at 0 Second Avenue North, Nashville, Tennessee 37208 and 0 First Avenue North, Nashville, Tennessee 37208, and more fully described above.

Witness my hand on this the 12-26-12 day of December, 2012.

G & R PROPERTIES, A PARTNERSHIP

By: _____
Roy T. Goodwin, Partner

By: _____
Teresa Rogers, Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy T. Goodwin**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges himself to be a partner of G & R Properties, a partnership, and that he, as such partner, being authorized to do so, executed and swears to the foregoing instrument for the purposes therein contained by signing the name of said G & R Properties, a partnership, by said **Roy T. Goodwin**, as such partner.

Sworn to and subscribed to before me on this the 26th day of December, 2012.

{SEAL} M. DARLENE HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

M. Darlene Harris
NOTARY PUBLIC

My Commission Expires: 07-06-15

308965.1

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Rogers**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges herself to be a partner of G & R Properties, a partnership, and that she, as such partner, being authorized to do so, executed and swears to the foregoing instrument for the purposes therein contained by signing the name of said G & R Properties, a partnership, by said **Teresa Rogers**, as such partner.

Sworn to and subscribed to before me on this the 26th day of December, 2012.

M. DARLENE HARRIS {SEAL} NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

M. Darlene Harris
NOTARY PUBLIC

My Commission Expires: 07-06-15

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed to before me on this the 26th day of December, 2012.

M. DARLENE HARRIS {SEAL} NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

M. Darlene Harris
Notary Public

My Commission Expires: 07-06-15