BILL GARRETT, Davidson County
Trans:T20130001061 DEEDQC
Recvd: 01/04/13 10:26 2 pgs
Fees:12.00 Taxes:0.00
20130104-0001256

This Instrument Prepared By:
*TITLE ESCROW OF BRENTWOOD, INC.*
*5111 Maryland Way, Ste. 205*
*Brentwood, TN 37027*
*(615)221-0032*

***ADDRESS NEW OWNER:***
J.F.R. REALTY, LLC
1660 Antioch Pike
Antioch, TN 37013

***SEND TAX BILL:***
J.F.R. REALTY, LLC
1660 Antioch Pike
Antioch, TN 37013

***MAP AND PARCEL:***
14807017900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 3rd day of January, 2013.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

**QUITCLAIM DEED**

**Auto Center Properties, Inc.**, a Tennessee corporation, hereby Quitclaims all of rights, title and interest to **J.F.R. REALTY, LLC, a Tennessee limited liability company,** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 on the Amended and Final Section Two Antioch Commercial P.U.D., of record in Book 6250, page 245, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate lot description.

Being the same property conveyed to Auto Center Properties, Inc., a Tennessee corporation, by Deed from Automobiles & More, Inc., a Tennessee corporation, of record in Instr. No. 20090102-0000253, Register's Office for Davidson County,

Tennessee.

This conveyance is subject to 2012 taxes, assumed by the Grantees. All matters of record on the plan of record, any and all restrictive covenants and any and all easement. Subject to the Deed of Trust executed by Auto Center Properties, Inc. in favor of Gary M. Jones and Sharen C. Jones, dated 12/31/08, in the principal indebtedness of $490,000.00 of record in Instr. No. 20090102-0000254, said Register's Office. **Said Deed of Trust is hereby assumed by the Grantees.**

This is improved properties known as 1660 Antioch Pike, Antioch, TN 37013.

This is the same legal description as in previous instruments of record.

And now **Auto Center Properties, Inc.**, a Tennessee corporation for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of their interest unto the said **J.F.R. REALTY, LLC, a Tennessee limited liability company,** its successors and assigns, and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of January, 2013.

**Auto Center Properties, Inc.**,
a Tennessee corporation

By: Joseph F. Rocchietti President
Joseph F. Rocchietti, II President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Joseph F. Rocchietti, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the President of **Auto Center Properties, Inc.**, a Tennessee corporation, the bargainor, and as such he/she/they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 3rd day of January, 2013.

A. Bladdell
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15