# QUITCLAIM DEED

TO: Shinn Trust No. 2, Subtrust 2A, dated April 5, 2004, for the benefit of Christopher George Shinn, Harold Bouillion, Trustee
**Grantee**

This instrument was prepared by:
Michel G. Kaplan, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, Tennessee 37201

FROM: Emporia, LLC
**Grantor**

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| Address New Owner as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Number: |
|---|---|---|
| Shinn Trust No. 2, Subtrust 2A, dated April 5, 2004, for the benefit of Christopher George Shinn, Harold Bouillion, Trustee<br><br>725 Cool Springs Blvd.<br>Suite 600<br>Franklin, TN 37067 | Same | 10415043600 |

Davidson County DEEDQC
Recvd: 04/16/13 16:55 4 pgs
Fees:22.00 Taxes:0.00
**20130416-0038028**

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $10.00.

Affiant

NOTARY PUBLIC
Dianne Renee Brunett
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

Sworn to and subscribed before me, this 14th day of March, 2013.

Notary Public

My Commission Expires: 6/21/16

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FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Emporia, LLC** (the "Grantor"), does hereby quitclaim and transfer unto **Shinn Trust No. 2, Subtrust 2A, dated April 5, 2004, for the benefit of Christopher George Shinn, Harold Bouillion, Trustee**, a Trust, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest, in and to certain tracts of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This property is known as 2007 Beechwood Avenue, Nashville, Tennessee 37212.

Executed effective the 5th day of ~~December, 2012.~~ March, 2013

**GRANTOR:** **Emporia, LLC**

**By:** George I. Shinn
**Name: George I. Shinn**
**Title: President**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Juanita Copeland, a Notary Public in and for the County and State aforesaid, personally appeared George I. Shinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Emporia, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 5th day of ~~December, 2012.~~ March 2013.

Juanita Copeland
Notary Public

My Commission Expires: 5-5-13

JUANITA COPELAND
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

## EXHIBIT A

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 13 on the map of the subdivision of the Estate of Daniel McIntyre, deceased, of record as in Book 3, Page 30 of the Chancery Court at Nashville, Tennessee. Said Lot No. 13 fronts 60 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emporia, LLC by deed of record at Instrument No. 201204300036471, Register's Office for Davidson County, Tennessee.

## CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michel G. Kaplan

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Dianne Renee Brunett, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of April, 2013.

Notary Public

My Commission Expires: 6/21/16

DIANNE RENEE BRUNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dianne Renee Brunett
My Commission Expires
June 21, 2016
STATE OF TENNESSEE