BILL GARRETT, Davidson County
Trans:T20130045835 DEEDQC
Recvd: 06/03/13 11:40 2 pgs
Fees:12.00 Taxes:0.00
20130603-0055557

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S, 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Ashland City Properties, LLC **739 President Place, Ste 210** **Nashville, TN 37206-0038**	**Same As Owner**	**053-080-144.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Sabin Ewing** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Ashland City Properties, LLC, a Tennessee limited liability company,** its successors and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Number 1 to 10 inclusive of Block 19, with an alley lying between said Lots Numbers 1 to 5 and Lots Numbers 6 to 10, and parts of Lots Numbers 2 and 3 of Block 26 on the Plan of Dabbs and Elliott's Subdivision Number 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 1 to 10 inclusive and said alley are described together as follows:

Beginning on the Northeasterly margin of Pitts Avenue at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife, of record in Book 1636, page 477, said Register's Office; thence with the Combs Southeasterly line Northeastwardly 252 feet to an iron pin in the Southwesterly margin of an undeveloped 30 foot street, thence with same Southeastwardly 70 feet to the Northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, page 545, Register's Office for Davidson County, Tennessee; thence with said Abrahams' Northwesterly line Southwestwardly 248 feet, more or less, to the Northeasterly margin of said Pitts Avenue; thence with same Northwestwardly 70 feet to the beginning.

Said parts of Lots Numbers 2 and 3 are described together as follows:

Beginning at an iron pin on the Northeasterly margin of an undeveloped 30 foot street at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2636, page 477, Register's Office for Davidson County, Tennessee; thence with said Combs Southeasterly line Northeastwardly 118.5 feet, more or less, to the Northwest corner of that part of Lot Number 2 conveyed to the United State of America by deed from Wendell W. Wilson and wife, of record in Book 2152, page 9, said Register's Office; thence with said United States of America's Southwesterly line Southeastwardly 70 feet to the Northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, page 545, said Register's Office; thence with said Abrahams Northwesterly line Southwestwardly 118.5 feet, more or less, to the Northeasterly margin of said 30 foot undeveloped street; thence with same Northwestwardly 70 foot to the beginning.

Being the same property conveyed to Sabin Ewing by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated May 7, 2013, recorded May 21, 2013, as of record in Instrument No. 20130521-0051026, Register's Office for Davidson County, Tennessee.

This is improved property known as 3003 Lakeshore Drive, Old Hickory, TN 37138

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **30th day of March, 2013.**

Sabin Ewing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sabin Ewing,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires:_____

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

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 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires:_____

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014