QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 29 day of JUNE, 2013.

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 07/01/13 08:23 5 pgs
Fees:27.00 Taxes:0.00
20130701-0067173

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
TMJ Investments, LLC 1110 Birdsall Street Old Hickory, Tennessee 37138	New Owner	053-03-0 / 068.00 044-15-0 / 146.00 087-00-0 / 062.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by TMJ Investments, LLC, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **THOMAS G. WESTERMEIER**, and wife, **MARIE JOSE. WESTERMEIER**, the GRANTORS herein, by these presents do transfer, QuitClaim and convey unto:

TMJ Investments, LLC, the GRANTEE herein, its successors and or assigns all our right title and interest, equitable and otherwise in a certain tracts or parcels of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit "A"

The above description is the same as in the previous deeds of record.

The property conveyed herein is improved property and is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2013, and as otherwise shown on Exhibit "A" attached hereto

Witness our hands this 29 day of JUNE, 2013.

THOMAS G. WESTERMEIER

MARIE JOSE. WESTERMEIER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named THOMAS G. WESTERMEIER & MARIE JOSE. WESTERMEIER the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 29th day of JUNE, 2013.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

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EXHIBIT "A"

TRACT I

Map # 053-03-0 / 068.00
1205 Birdsall St.
Old Hickory, TN. 37138

Land in Davidson County, Tennessee being Lot No. 38 of Section "B" on the plan of E.I. duPont de Nemours and Company's Subdivision as of record in Book 1424, page 67, Register's Office for Davidson county, Tennessee.

Said Lot No 38 fronts 54.5 feet on the Easte43rly margin of Birdsall Street and extends back between parallel lines 88.2 feet to a dead line.

Being all the same property conveyed to Marie Jose Westermeier and husband Thomas G. Westermeier by deed from Gary R. Carson, dated March 7, 2011 and of record as Instrument #20110309-0018949, Register's Office for Davidson County, Tennessee.

TRACT II

Map #044-15-0 / 146.00
908 Lawrence St.
Old Hickory, TN. 37138

Land in Davidson County, Tennessee, being Lot No. 280, on the plan of Section A, Villages of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County, to which said plan reference is hereby madae for a more complete description.

Being all the same property conveyed to Thomas G. Westermeier, and Marie Jo Westermeier by deed from Glenn A. Harris, Trustee of the Rose Spendthrift Trust, dated November 16, 2012, and of record as Instrument #20121120-0106844, Register's Office for Davidson County, Tennessee. Marie Jo Westermeier and Marie Jose Westermeier are one and the same person.

> This property is conveyed subject to the Deed of Trust of record as Instrument #20130208-0013508, Davidson Co. Register's Office.

TRACT S I & II are subject to the following:
All matters shown on the Plans of record in Book 1424, pages 67& 68, said Register's Office. Telephone line easement of record in Book 662, page 743, Right-of-way easement of record in Book 626, page 556, Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, all of record in said Register's office.

TRACT III

Map #087-00-0 / 062.00
4267 Central Pike
Hermitage, TN. 37076

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and beginning at a stone in the North Margin of the Central Pike, being at the Florence Johnson Southwest corner; thence running in a northerly direction with the Florence Johnson West boundary line 140 yards to a stone in the said boundary line; thence in a Westerly direction with a line parallel to the Central Pike, 35 yards to a stone; thence in a Southerly direction with a line parallel to the Florence Johnson West boundary line 140 yards to a stone in the North Margin of the Central Pike; thence in an Easterly direction with the North Margin of the Central Pike 35 yards to the point of beginning, and containing one (1) acre, more or less.

Being all the same property conveyed to Thomas G. Westermeier and wife, Marie Jose Westermeier, by deed from Peggy J. Ulrich, dated October 13, 2010 and of record as Instrument #20101028-0086169, Register's Office for Davidson County, Tennessee.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Madeline J Erwin the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Madeline J Erwin
NOTARY PUBLIC

My Commission Expires: November 3, 2015

MADELINE J. ERWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

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