BILL GARRETT, Davidson County
Trans:T20130057436 DEEDQC
Recvd: 07/05/13 12:55 3 pgs
Fees:17.00 Taxes:0.00
20130705-0069821

QUITCLAIM DEED

FROM:	2120 Eighth, LLC, a Tennessee limited liability company, Grantor	This instrument was prepared by: Warren H. Wild, Jr. Stites & Harbison PLLC 401 Commerce Street, Suite 800 Nashville, Tennessee 37219
TO:	George Gruhn, a married man Grantee	

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
George Gruhn 2120 Eighth Avenue South Nashville, TN 37204	Same	105-140-07600

STATE OF TENNESSEE)

COUNTY OF)

The actual consideration for this transfer is: $0.00.

Affiant

Sworn to and subscribed before me, this 27 day of June, 2013.

Notary Public

My Commission Expires: My Commission Expires May 20, 2014

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, 2120 EIGHTH, LLC, a Tennessee limited liability company ("Grantor"), quitclaims unto GEORGE GRUHN ("Grantee"), his heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described below (the "Property")

Being a tract of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, located on the northerly right-of-way of Prentice Avenue

(formerly Glen Leven Avenue) and the easterly right-of-way of Eighth Avenue South (formerly Spruce Street), and being more particularly described as follows:

Beginning at the point of intersection of the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) and the easterly right-of-way of Eighth Avenue South (formerly Spruce Street) as widened, also being part of Block 2, Lots 4, 5, 6 and 7 of the recorded plat of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland of record in Book 57, page 155, R.O.D.C.;

Thence, with said easterly right-of-way of Eighth Avenue South (formerly Spruce Street) N 14 degrees 58 minutes 00 seconds W, 200.00 feet to an existing iron pin in the southwest corner of property conveyed to Gail Kopcsak of record in Book 9465, page 170, R.O.D.C.;

Thence, with said southerly boundary of Kopcsak property N 74 degrees 51 minutes 09 seconds E, 154.95 feet to a point in the westerly right-of-way of Alley No. 674;

Thence, with said westerly right-of-way of Alley No. 674 S 15 degrees 10 minutes 00 seconds E, 200.00 feet to a point in the northerly right-of-way of Prentice Avenue;

Thence, with said northerly right-of-way of Prentice Avenue S 74 degrees 51 minutes 09 seconds W, 155.65 feet to the point of beginning.

Containing 31,060 square feet or 0.71 acres, more or less, as shown on survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., Judy L. Judson, Registered Land Surveyor, Tennessee License No. 1935, 162 Third Avenue North, Nashville, Tennessee 37201, dated October 28, 1999, bearing File No. 08517-01.

Being part of the same property conveyed to 2120 Eighth, LLC, a Tennessee limited liability company, by deed dated December 21, 2012, from 2120 Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20121221-0118066, Register's Office for Davidson County, Tennessee.

The Property is improved property known as 2120 Eighth Avenue, South, Nashville, Tennessee, 37204.

This deed is given in connection with the dissolution of Grantor and the distribution of its assets to its sole member, Grantee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 27 day of June, 2013.

GRANTOR:

2120 EIGHTH, LLC, a Tennessee limited liability company

By: _____
George Gruhn, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Emily Cornell, a Notary Public of said County and State, personally appeared George Gruhn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of 2120 EIGHTH, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Sole Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this _____ day of June, 2013.

_____
Notary Public

My Commission Expires: My Commission Expires May 20, 2014

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON