QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130066519 DEEDQC
Recvd: 08/02/13 15:37 2 pgs
Fees:12.00 Taxes:0.00

20130802-0081157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF July, 2013

Notary Public

MY COMMISSION EXPIRES: 8-9-15
(AFFIX SEAL)

PAUL S. WATSON
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2104 Sunset Place, GP (NAME)	2104 Sunset Place, GP (NAME)	
5925 East Ashland Dr. (ADDRESS)	5925 East Ashland Dr. (ADDRESS)	104-15-238.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE 2104 SUNSET PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO 2104 SUNSET PLACE, GP, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 4 FEET OF LOT NO. 5 AND THE WESTERLY PART OF THE LOT SHOWN AS 1 TO 4 ON THE MAP OF LINDEN PLACE, AS OF RECORD IN BOOK 547, PAGES 121 AND 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BOUNDED ON THE NORTH BY TENNESSEE MEDICAL ASSOCIATION OF RECORD IN BOOK 8094, PAGE 684, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ON THE EAST BY HUNT FAMILY, LLC, AS RECORDED IN INSTRUMENT NO. 200305160067116, SAID REGISTER'S OFFICE AND PHILLIP GUINSBURG & JAY WOODMAN AS RECORDED IN BOOK 4729, PAGE 979, ON THE SOUTH BY RIGHT-OF-WAY (ROW) OF SUNSET PLACE (33' ROW), ON THE WEST BY MARGARET F. BRYAN, OF RECORD IN BOOK 8210, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT BEING THE CENTERLINE INTERSECTION OF 21ST AVENUE SOUTH AND SUNSET PLACE; THENCE LEAVING SAID INTERSECTION NORTH 77 DEG. 25 MIN. 04 SEC. WEST 153.41 FEET TO THE TRUE POINT OF BEGINNING, BEING A FOUND 3/8" IRON ROD ON THE NORTHERLY ROW MARGIN OF SUNSET PLACE, BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH SAID ROW AND A CURVE TO THE LEFT HAVING A RADIUS OF 567.55 FEET, AN ARC LENGTH OF 55.83, A CENTRAL ANGLE OF 5 DEG. 38 MIN. 05 SEC, A CHORD BEARING AND DISTANCE OF SOUTH 87 DEG. 52 MIN. 05 SEC. WEST 55.80 FEET TO A SET POINT; THENCE CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 145.30 FEET, AN ARC LENGTH OF 55.24 FEET, A CENTRAL ANGLE OF 21 DEG. 47 MIN. 01 SEC., A CHORD BEARING AND DISTANCE OF NORTH 84 DEG. 03 MIN. 27 SEC. WEST 54.91 FEET TO A SET POINT; THENCE LEAVING SAID ROW NORTH 8 DEG. 22 MIN. 45 SEC. EAST 216.04 FEET TO A FOUND 3/8" IRON ROD; THENCE SOUTH 79 DEG. 55 MIN. 57 SEC. EAST 110.02 FEET TO A FOUND 3/8" IRON WITH A BENNETT & SONS CAP #477; THENCE SOUTH 8 DEG. 27 MIN. 02 SEC. WEST 200.29 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 23,152 SQUARE FEET OR 0.53 ACRES, ACCORDING TO A SURVEY DATED FEBRUARY 13, 2004, BY LITTLEJOHN ENGINERRING ASSOCIATES, INC., ROBERT M. SEARSON, TENNESSEE REGISTERED SURVEYOR'S NO. 1666.

BEING THE SAME PROPERTY CONVEYED TO 2104 SUNSET PLACE, LLC A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM TENNESSEE DENTAL ASSOCIATION, A TENNESSEE CORPORATION DATED MARCH 26, 2004 AND RECORDED ON MARCH 26, 2004 IN INSTRUMENT NO. 20040326-0034511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

***A Certificate of Conversion was filed September 25, 2009 in the Office of the Tennessee Secretary of State converting 2104 Sunset Place, LLC to 2104 Sunset Place, GP. Said Quitclaim Deed is being filed to clarify title in the Register of Deed's Office.*

This is property known as 2104 Sunset Place Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30th day of July, 2013.

2104 Sunset Place, LLC, A Tennessee Limited Liability Company

By: Bill Joy, Jr.
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Maury

On this the 30th day of July, 2013 before me personally appeared Bill Joy, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of 2104 Sunset Place, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 2015

PAUL S. WATSON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212