BILL GARRETT, Davidson County
Trans:T20130073792 DEEDQC
Recvd: 08/27/13 08:35 2 pgs
Fees:12.00 Taxes:0.00
20130827-0090034

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
CHIC 13236-2

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, LESLEY EMMANUEL and CAROL EMMANUEL, convey and quitclaim unto TMPC, LLC, a Tennessee limited liability company, its successors and assigns, all of our right, title and interest in and to the following described real estate, to wit:

Land lying in the Twenty Second Civil District of Davidson County, State of Tennessee and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Vernon Avenue, said point being 25 feet from the centerline of said avenue and being Al Barish's Northeasterly corner, as of record in Book 2343, Page 349, in the Register's Office of Davidson County, Tennessee; thence with Barish's northerly line and with the northerly line of other lands of Barish, as of record in Book 2248, Page 109; North 83 degrees 33 minutes 53 seconds West 719.83 feet to a concrete monument, said point being B. B. Doubleday, Jr.'s northeasterly corner, as of record in Book 7240, Page 813 and Eddie T. Bellar's southeasterly corner, as of record in Book 7640, page 660; thence with Bellar's easterly line North 06 degrees 12 minutes 48 seconds East 367.83 feet to an iron pin; thence with a new line, South 83 degrees 33 minutes 53 seconds East 675.95 feet to an iron pin in westerly margin of Vernon Avenue; thence with said margin and a curve to the right, said curve having a radius of 675.00 feet, an arc length of 246.37 feet and a chord bearing and distance of South 04 degrees 09 minutes 06 seconds East 245.01 feet to an iron pin; thence continuing with said margin South 06 degrees 18 minutes 17 seconds West 126.99 feet to the point of beginning, containing 6.00 acres, more or less.

Being the same property conveyed to The Mulch Property Company by deed from James A. Tant, James R. Overby, D. B. Spencer and Robert B. Sneed, Jr., dated July 29, 1991, of record in Book 8407, Page 771, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Lesley Emmanuel and Carol Emmanuel by deed from The Mulch Property Company, dated August 27, 2013, of record in Instrument Number 20130827-0090033, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, this 7 day of August, 2013.

CAROL EMMANUEL

STATE OF Western Cape
COUNTY OF South Africa

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), CAROL EMMANUEL, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 7 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: Indefinite

MOSDELL PAMA & COX
ATTORNEYS, NOTARIES & CONVEYANCERS
EDWIN HARRIS NOTARY
SUITE 19 PLEDGE SQUARE, 48 MAIN STREET
P.O. BOX 997, KNYSNA, SOUTH AFRICA, 6570

WITNESS MY HAND, this 22nd day of August, 2013.

LESLEY EMMANUEL

STATE OF Tennessee
COUNTY OF Dickson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), LESLEY EMMANUEL, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of August, 2013

NOTARY PUBLIC

My Commission Expires: _____

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0

AFFIANT

Subscribed and sworn before me this _____ day of August, 2013

NOTARY PUBLIC

My Commission Expires: _____

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

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Map: 091
Parcel: 253

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
TMPC, LLC
6165 Vernon Ave
Nashville, TN 37209

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