BILL GARRETT, Davidson County
Trans:T20130075462 DEEDQC
Recvd: 08/30/13 14:21 3 pgs
Fees:17.00 Taxes:0.00
20130830-0091966

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
March Egerton and Dan Heller 506 N. High Street Columbia, TN 38401	New Owner	Map 072-15-0 Parcel 213.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, McGavock Pike Partners, a Tennessee General Partnership (hereinafter referred to as "Grantor"), by these presents does hereby quitclaim and convey to March Egerton and Dan Heller (hereafter referred to as the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in the 7th Councilmanic District of Davidson County, Tennessee, said tract also being known as Lot 37, of the Riverside Drive Subdivision, being a plat of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin(new) in the easterly margin of Riverside Drive, the southwest corner of a tract of land, which belongs to Lucille G. McDonald, having a deed reference in Book 4230, Page 152, RODCT, being Lot 36, of the Riverside Drive Subdivision, the northwest corner of this tract, and continuing as follows: S 83 deg. 25' 03" East 187.00 feet to an iron pin (new) the southeast corner of said tract of land, which belongs to Lucille G. McDonald, in the westerly boundary of a tract of land which belongs to John F. Hayes, having a deed reference in book 10927, Page 447, RODCT,, being Lot 38, of the Riverside Drive Subdivision, thence S 06 deg. 39' 28" West 75.25 feet to an iron pin (new) in the northerly margin of Porter Road, the southwest corner of said tract of land which belongs to John F. Hays, thence S 83 deg. 55' 01" West 155.88 feet to a railroad spike (new) at the intersection of the northerly margin of Porter Road, and the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive, as follows: N 16 deg. 12' 44" West, 20.60 feet to a railroad spike (new) thence with curve to the right, having a radius of 432.00 feet an acre distance of 94.52 feet, and a chord bearing of N 09 deg. 56' 39" West 94.33 feet to the point of beginning, containing 0.37 acres, as surveyed by Steven E. Artz, Tennessee License No. 708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, February 12, 2002, and being found on Tax Map 72-15, Parcel 213, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to McGavock Pike Partners, LLC by deed from New Millennium Properties, Inc., recorded in instrument 20060914-0114084, Register's Office for Davidson County, Tennessee. McGavock Pike Partners, LLC has since been converted into a Tennessee General Partnership.

This is improved real property commonly known as 1601 Riverside Drive, Nashville, Tennessee 37216.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 29th day of Aug, 2013.
(
(
(
(My Commission Expires: _____
(_____

Affiant

ROBERT L. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 29th day of August, 2013.

MCGAVOCK PIKE PARTNERS,
A Tennessee General Partnership

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Robert J. Notestine II of the state and county mentioned, personally appeared Dan Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of the McGavock Pike Partners, and as such Partner acknowledged that he is authorized to execute the foregoing instrument on behalf of the McGavock Pike Partners, the within named bargainor, a Tennessee general partnership, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by him/herself as Partner.

Witness my hand and seal, at office in Nashville Tn this 29th day of Aug, 2013.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Robert J Notestine II of the state and county mentioned, personally appeared Mark Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of the McGavock Pike Partners, and as such Partner acknowledged that he is authorized to execute the foregoing instrument on behalf of the McGavock Pike Partners, the within named bargainor, a Tennessee general partnership, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by him/herself as Partner.

Witness my hand and seal, at office in Nashville Tn this 29th day of Aug, 2013.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____