QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JTG-13-1537

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)
G and M Properties, LLC (NAME)	G and M Properties, LLC (NAME)	
2012 21st Ave. S. (ADDRESS)	2012 21st Ave. S. (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	81-11-586.00

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, **JKJB, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY** I/WE HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **G AND M PROPERTIES, LLC**, 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 DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF LOT NO. 173, ON THE PLAN OF D.T. MCGAVOCK'S ADDITION, OF RECORD IN PLAT BOOK 21, PAGE 41, SAID REGISTER'S OFFICE.

SAID NORTHERLY ONE-HALF AND SOUTHERLY ONE-HALF FRONT TOGETHER 50 FEET ON THE WESTERLY SIDE OF 12TH AVENUE NORTH (FORMERLY FLORENCE STREET) AND EXTENDS BACK BETWEEN PARALLEL LINES 154 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JKJB, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM DAVID G. MANGUM, SUBSTITUTE TRUSTEE, RECORDED ON THE 22ND DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080422-0040892, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 41; BOOK 4693, PAGE 464, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130083243 DEEDQC
Recvd: 09/26/13 11:16 2 pgs
Fees:13.00 Taxes:35.15

20130926-0101087

This is
( ) unimproved
(X) improved

property known as 1537 12th Avenue North Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 18th day of **September, 2013.**

JKJB, LLC

Marc A. Krasnow, Its Manager

STATE OF CT
COUNTY OF Fld

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARC A. KRASNOW**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of Sept., 2013.

Notary Public

My Commission Expires:

MONICA K. STEBBINS
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 5/31/2018

Sworn to and subscribed before me this 18th day of September 2013

MONICA K. STEBBINS NOTARY PUBLIC CONNECTICUT

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