This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 11/04/13 10:40 2 pgs
Fees:12.00 Taxes:0.00
**20131104-0114162**

SEND TAX BILL TO
NEW OWNER
**Kenneth R. Thompson Sr.**
332 Tyne Ct.
Old Hickory, TN 37138

MORTGAGEE:
**Pinnacle Bank**
**150 Third Avenue S., Ste 900**
**Nashville, TN 37201**

PARCEL ID
09713004300

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **J.C.'s Bullseye Sports Bar, Inc., a Tennessee Corporation** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that they may have in and to the following described real property unto **Kenneth R. Thompson Sr.**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of the Final Plat Larchwood Commercial Subdivision, Section 11, Lot 1 of record in Instrument No. 20130506-0045271, Said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J.C.'s Bullseye Sports Bar, Inc., a Tennessee Corporation by deed from MDREA, Inc., a florida Corporation dated August 30, 2013, of record in Instrument no. 20130906-0094361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.
This is unimproved property known as Blackwood Drive, Nashville, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 31 day of October, 2013 .

**J.C.'s Bullseye Sports Bar, Inc.**

Kenneth R. Thompson, Sr., President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth R. Thompson, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as President of **J.C.'s Bullseye Sports Bar, Inc., a Tennessee Corporation** and with the authority to do so, executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 31 day of October, 2013 .

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 31 day of October, 2013 .

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 2nd day of October , 2013, personally appeared before me, a notary public for this county and state, Rebecca Waynick , who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni Rutgerson

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016