BILL GARRETT, Davidson County
Trans:T20130107605 DEEDQC
Recvd: 12/30/13 09:52 3 pgs
Fees:17.00 Taxes:0.00
20131230-0130627

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25585-1
Box #14

ADDRESS NEW OWNERS:
John B. Kohl Living Trust
U/A/D December 22, 2009
6408 Harding Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
09310018400

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the S. & C. CO., INC., a Tennessee corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto JOHN B. KOHL, and HELEN H. KOHL, Trustees of the JOHN B. KOHL LIVING TRUST U/A/D DECEMBER 22, 2009, (hereinafter referred to as the "Grantee"), their heirs, successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:

LAND in the 19th Councilmanic district of Nashville, Davidson County, Tennessee, being part of lots 24, 46 and 47 on the Plan of **Subdivision of Lot 24 – Wilson Springs Plan,** recorded in Book "G", Page 230, Chancery Court for said county and more particularly described as follows:

BEGINNING at a building corner in the easterly right of way of 7th Avenue South, as now located, approximately 188.3 feet southeasterly from the right of way of Korean Veterans Boulevard;
Thence leaving the east right of way of 7th Avenue South, N 67° 018' 38" E, 60.21 feet to the West line of lot 48 shown on said plan;

Thence along Lots 47 and 48 S 31° 36' 53" E, 83.70 feet to the northerly right of way of Peabody Street;
Thence with said Peabody Street S 59° 29' 25" W, 24.40 feet to the intersection of said Peabody Street and the easterly right of way of 7th Avenue South;

Thence with said 7th Avenue South, along a curve to the right, having a radius of 43.54 feet, a distance of 56.40 feet;

Thence continuing with said 7th Avenue South, N 34° 10' 25" W, 51.57 feet to the point of beginning and containing 0.11 acre, more or less.

BEING the same property conveyed to The S. & C. Company, Inc., by Warranty Deed from William Gerst Brewing Company, dated September 15, 1953, recorded September 16, 1953, of record in Book 2197, Page 81, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to an easement for a fill slope condemned by the City of Nashville in Minute Book 37, Page 575, of Third Circuit Court, which easement is described as follows:

BEGINNING at the intersection of the northerly margin of the tract of William Gerst Brewing Company and the proposed easterly margin of 7th Avenue South;

Thence, in a southerly direction with the proposed eastern margin of 7th Avenue South, 53 feet more or less to the beginning of a curve to the left;

Thence, continuing with the proposed eastern margin of 7th Avenue South, along said curve, 45 feet, with an approximate maximum width of 10 feet, to the toe of "full slope."

THIS CONVEYANCE is made subject to an easement for a fill slope condemned by the City of Nashville in Minute Book 37, Page 575, of Third Circuit Court, which easement is described as follows:

BEGINNING at the intersection of the northerly margin of the tract of William Gerst Brewing Company and the proposed easterly margin of 7th Avenue South;

Thence, in a southerly direction with the proposed eastern margin of 7th Avenue South, 53 feet more or less to the beginning of a curve to the left;

Thence, continuing with the proposed eastern margin of 7th Avenue South, along said curve, 45 feet, with an approximate maximum width of 10 feet, to the toe of "full slope."

Tract II:

LAND in the 19th Councilmanic district of Nashville, Davidson County, Tennessee, being part of Lot 48 on the Plan of **Subdivision of Lot 24 – Wilson Springs Plan,** recorded in Book "G", Page 230, Chancery Court for said county and more particularly described as follows:

Beginning in the North right of way of Peabody Street, approximately 269 feet west of the intersection of said Peabody Street and 6th Avenue South;

Thence along said Peabody Street, S 55° 44' 19" W, 9.92 feet to the East line of Lot 47 shown on said Plan;

Thence along Lots 47 and 48 N 31° 36' 53" W, 131.99 feet to an iron pin at the northwest corner of Lot 48;

Thence with said Lot 48 N 65° 33' 34" E, 9.99 feet;

Thence severing Lot 48 S 31° 36' 53" E, 125.40 feet to the point of beginning.

Said property was conveyed with the said Lot 47 in a deed recorded February 9, 1864 in Book 33, page 130, said Register's Office, and again in a subsequent deed recorded April 9, 1866 in Book 36, page106, said Register's Office. The next conveyance of Lot 47 which was recorded March 11, 1899 in Book 236, page 203, said Register's Office, failed to include the description of the said 10 foot strip, however, the parties hereto declare that the said 10 foot strip was and remains an appurtenance to the title and ownership of the said Lot 47 (which Lot 47 is a portion of the above described Tract I).

The above descriptions were derived from an ALTA Survey prepared by Patrick S. Coode, TNRLS# 855, dated December 13, 2013, File No. 213-124.

This deed has been executed and delivered to confirm that the Grantor retains no interest in the above described property

This is commercial property known as 424 7th Avenue South, Nashville, Tennessee.

This conveyance is subject to such restrictions, easements, and encumbrances as may appear of record.

**IN WITNESS WHEREOF,** this instrument has been executed this 27th day of December, 2013.

S. & C. CO., INC., a Tennessee corporation

By: _____
David E. Cypress, President

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

**BEFORE** me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DAVID E. CYPRESS**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the S. & C. Co., Inc., a Tennessee corporation, the within-named bargainor, and that he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 27th day of December, 2013.

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

**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
27th day of December, 2013.

_____
Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY