BILL GARRETT, Davidson County
Trans:T20140007834 DEEDQC
Recvd: 02/03/14 15:52 4 pgs
Fees:22.00 Taxes:0.00
20140203-0009578

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Serra Works of Madison, L.L.C.
3118 E. Hill Road
Grand Blanc, Michigan 43439

SEND TAX BILLS TO:
Same

MAP-PARCEL:
026-00-0-054.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TOM BANNEN REALTY, LLC**, a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **SERRA WORKS OF MADISON, L.L.C.**, a Michigan limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 2318 Gallatin Pike located in Madison, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 3 day of February, 2014.

TOM BANNEN REALTY, LLC,
a Tennessee limited liability company

By: _____
Thomas S. Bannen, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas S. Bannen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of **TOM BANNEN REALTY, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2014.

Jane P. Caplenor
Notary Public

My Commission Expires: 7-3-2017

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 3rd day of ~~January~~ February, 2014.

Notary Public

My Commission Expires: 7-3-2017

JANE P CAPLENOR
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Being a tract of land in the northern portion of Davidson County, lying in the 10th Council District of Nashville, Tennessee. Bounded on the south by Right of Way (ROW) of Gallatin Pike (U.S. Highway 31E) (State Route 6); bounded on the west by Wal-Mart Real Estate Business Trust as recorded in Instrument Number 20060950109521, Register's Office Davidson County (RODC) and being Lot 2 of the Wal-Mart Liberty Subdivision as recorded in I.N. 201311150118339,; bounded on the north by ROW OF Vietnam Veterans Boulevard (U.S. Highway 386); and bounded on the east by Lot 1 of Diskin/ Bannen Subdivision as recorded in Instrument Number 200107030070466, RODC, being Tom Bannen Chevrolet, Inc., as recorded in Instrument Number 200111160125840, RODC. Tract being described as follows:

POINT OF BEGINNING being the southeast corner of the tract being described and being the southwest corner of said Lot 1, lying on the northerly margin of Gallatin Pike (ROW varies); thence along said ROW of Gallatin Pike with the following: South 62°14'10" West 335.72 feet to a set point; thence South 60°22'29" West 112.70 feet to a set point; thence leaving said ROW with the following: North 25°28'13" West 572.13 feet to a set point; thence North 61°04'29" East 41.29 feet to a set point; thence North 29°17'04" East 462.46 feet to a found iron rod in the southerly ROW margin of Vietnam Veterans Parkway (ROW varies); thence along said ROW North 65°07'43" East 562.50 feet to a found concrete monument, on the common line of said Lot 1; thence along said common line and leaving said ROW of Vietnam Veterans Parkway with the following: South 18°05'11" East 173.75 feet to a found iron rod; thence South 18°23'03" East 348.46 feet to a found iron rod; thence South 18°31'32" East 494.09 feet to the point of beginning.

Tract contains 508,031 square feet or 11.66 acres, described according to ALTA/ACSM Survey, dated January 22, 2014, last revised January 28, 2014, prepared by Robert M. Searson, Tennessee No. 1666, Littlejohn Engineering Associates, 1935 21st Avenue South, Nashville, Tennessee 37212.

Source of Title : # 20020107-0002045