BILL GARRETT, Davidson County
Trans:T20140034318 DEEDQC
Recvd: 05/16/14 11:47 4 pgs
Fees:22.00 Taxes:0.00
20140516-0042263

Prepared by:
Robert T. Van Uden, III, MS Bar #100130
Meadowbrook Office Park
1400 Meadowbrook Road, Suite 102
Jackson, Mississippi 39211
(601) 936-4910

Return to:
Robert T. Van Uden, III
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1400 Meadowbrook Road, Suite 102
Jackson, Mississippi 39211
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INDEXING INSTRUCTIONS: A tract of land in the Second Civil District of Nashville-Davidson County, Tennessee that is south of Music Valley Drive and east of Pennington Bend Road

STATE OF TENNESSEE
COUNTY OF DAVIDSON (SECOND CIVIL DISTRICT OF NASHVILLE)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, KENNETH E. JACKSON and KATHY P. DeMUTH, as Managing Members of

MIKE FINK PROPERTIES, LLC,
a Mississippi limited liability company
107 Limetree Cove
Ridgeland, Mississippi 39157
(601) 672-9784

do hereby grant, sell, convey, and quitclaim unto

COCK OF THE WALK NASHVILLE, LLC,
a Mississippi limited liability company
141 Madison Landing Circle
Ridgeland, Mississippi 39157
(601) 672-9784

all of the right, title and interest of Mike Fink Properties, LLC, a Mississippi limited liability company, in and to the following described lands and property situated in the Second Civil District of Nashville-Davidson County, Tennessee, more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference for description. (Page 4)

together with all improvements situated thereon and all appurtenances thereunto belonging.

This conveyance is made subject to all recorded easements, restrictive covenants, rights-of-way and prior conveyances and prior reservations of oil, gas and minerals in, on and under said lands.

KENNETH E. JACKSON and KATHY P. DeMUTH, as Managing Members of MIKE FINK PROPERTIES, LLC, a Mississippi limited liability company, have been duly authorized by the Managing Members and the Members of the Company to make the above referenced transfer of real property.

WITNESS THE SIGNATURE of the Grantor, on this the 24th day of April, 2014.

GRANTOR:

MIKE FINK PROPERTIES, LLC, a Mississippi limited liability company

By: _____
KENNETH E. JACKSON, Managing Member

By: _____
KATHY P. DeMUTH, Managing Member

****

STATE OF MISSISSIPPI

COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid county and state, on this 24th day of April, 2014, within my jurisdiction, the within named KENNETH E. JACKSON as a Managing Member of Mike Fink Properties, LLC, a Mississippi limited liability company, who acknowledged before me that he executed the above and foregoing Quitclaim Deed in the capacity so stated having be so authorized to do.

_____
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 81354 ROBERT T. VAN UDEN, III Commission Expires May 29, 2014 HINDS COUNTY

****

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid county and state, on this 24th day of April, 2014, within my jurisdiction, the within named KATHY P. DeMUTH as a Managing Member of Mike Fink Properties, LLC, a Mississippi limited liability company, who acknowledged before me that she executed the above and foregoing Quitclaim Deed in the capacity so stated having be so authorized to do.

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 81354 ROBERT T. VAN UDEN, III Commission Expires May 29, 2014 HINDS COUNTY

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The preparer does not by this instrument certify validity of title nor the correctness of the description contained herein.

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The Consideration for this transfer was Zero Dollars ($0.00).

SWORN TO AND SUBSCRIBED BEFORE ME, this the 15th day of May, 2014.

NOTARY PUBLIC

AFFIANT

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 81354 ROBERT T. VAN UDEN, III Commission Expires May 29, 2014 HINDS COUNTY

Please return tax bills to:
Cock of the Walk Nashville, LLC
141 Madison Landing Circle
Ridgeland, Mississippi 39157
(601) 672-9784

Exhibit "A"

Parcel No. 062 00 0 143.00

A tract of land in the Second Civil District of Nashville-Davidson County, Tennessee that is south of Music Valley Drive and east of Pennington Bend Road being more fully described as follows:

Beginning at an existing iron pin in concrete on the southerly right-of-way line of Music Valley Drive, formerly Elzie Miller Road, that is 1130 feet, more or less, east of the easterly right-of-way line of Pennington Bend Road and proceeds as follows:

1. With the southerly right-of-way line of Music Valley Drive in an easterly direction and a 1051.35 feet radius to the right 335.5 feet to an iron pin set, said curve has chord bearing of S 87 18' 04" E and distance of 334.08; thence;
2. S 14 13' 43" W 477.12 feet to an iron pin set; thence,
3. N 78 15' 00" W 230.47 feet to an iron pin set; thence,
4. N 01 13' 35" E 431.37 feet to the point of beginning and containing 3.0 acres more or less.

This property has within its bounds a drainage ditch along the southerly line and a well house 200 feet south of Music Valley Drive and 7 feet east of the westerly line.

Being a part of the same property conveyed to Donovan Construction Company of Minnesota from Bettina F. Claxton McDonald as of record in Deed Book 4627, Page 396, R.O.D.C., TN.

Subject to a water/sewer easement, with rights of ingress and eagress, described as follows, and to be later shown by recorded plat to be filed with Register of Deeds:

20-FOOT EASEMENT DESCRIPTION

A 20-foot wide easement in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being south of Music Valley Drive and on the property conveyed to Donovan Construction Company by deed recorded in Book 4627, page 396 Register's Office of Davidson County, Tennessee and being more fully described as follows:

A 20-foot wide easement being 10 feet on both sides of a line described as follows:

To reach the point of beginning from a point on the south right-of-way line of Music Valley Drive at the common corner of said Donovan Construction Company property and property conveyed to Water-Boggan Management, Inc. by deed recorded in Book 5050, page 51, Register's Office of Davidson County, Tennessee proceed as follows:

a. S 24 30' 00" W 429.88 feet
b. N 78 15' 00" W 266.74 to the southeasterly corner of a 3-acre tract; thence
c. N 14 13' 43" E 10.01 feet to the point of beginning; thence,

1. N 78 15' 00" W 68.41 feet; thence,
2. S 4 25' 44" W 409.0 feet; thence,
3. S 1 13' 07" W 113.97 feet; thence,
4. S 4 55' 45" W 124.0 feet to the end and a point on the line between Donovan Construction Company and James E. Gleaves et ux, Book 3035, page 491, Register's Office of Davidson County, Tennessee.

Subject to an existing drainage easement being a concrete flume ditch running approximately the entire length of the West side of the property being conveyed, which ditch is not to be altered without permission of the Seller, and which Buyer agrees to maintain in an attractive manner.

Being the same property as conveyed from Kenneth E. Jackson, Sr. to Mike Fink Properties, LLC, a Mississippi Limited Liability Company, as shown on Instrument No. 20120622-0054790.