Davidson County DEEDQC
Recvd: 06/04/14 14:52 4 pgs
Fees:22.00 Taxes:0.00
20140604-0048578

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THIS INSTRUMENT PREPARED BY:
Richard L. Voigt
Mid South Waffles, Inc.
5986 Financial Drive
Norcross, GA 30071

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mid South Waffles, Inc. 5986 Financial Drive Norcross, GA 30071	Mid South Waffles, Inc. 5986 Financial Drive Attn: Real Estate Taxes Norcross, GA 30071	Parcel ID # 070 13 0 127.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT J. TAYLOR D/B/A/ PRIVATE INVESTMENT COMPANY** ("Grantor") has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto **MID SOUTH WAFFLES, INC.**, a Georgia corporation ("Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto (the "Property").

This is unimproved Property located at: 3103 Clarksville Pike, Nashville, TN 37218.

IN WITNESS WHEREOF, Grantor executed this instrument on this 29 day of May, 2014.

GRANTOR:

ROBERT J. TAYLOR d/b/a PRIVATE INVESTMENT COMPANY

Robert J. Taylor by his attorney in fact

Robert J. Taylor by Richard W. Sebastian,
His Attorney-In-Fact

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State personally appeared the above named **Robert J. Taylor d/b/a Private Investment Company**, by Richard W. Sebastian, its Attorney-In-Fact, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said company, and the free act and deed of him personally and as such officer. In testimony whereof, I have hereunto set my hand and official seal this 29 day of May, 2014.

[Affix Notary Stamp/Seal]

Bobbie Cooper
Notary Public

My commission expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value (whichever is greater) for this transfer is $0.00. This deed was made for title insurance purposes only.

Affiant

Subscribed and sworn to before me, this 30 day of May, 2014.

Deborah Lynn Goodman
Notary Public
My Commission Expires:_____

DEBORAH LYNN GOODMAN
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUGUST 10, 2014

[Affix Seal]

EXHIBIT "A"
PROPERTY

LAND SITUATED IN THE 2ND COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE SAME LAND CONVEYED TO ROBERT J. TAYLOR, BY SPECIAL WARRANTY DEED FROM CHEVRON U.S.A., INC, A PENNSYLVANIA CORPORATION, OF RECORD IN DEED BOOK 9768, PAGE 800 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF STATE ROUTE 12, ALSO CALLED CLARKSVILLE PIKE, AND BUENA VISTA PIKE, THENCE SOUTHEASTERLY, 715 FEET TO AN UNCAPPED IRON ROD FOUND ON THE SOUTHERLY MARGIN OF CLARKSVILLE PIKE, SAID ROD BEING THE NORTH WESTERLY CORNER OF LANDS OWNED BY LUKE P. & SHU J. CHANG, OF RECORD IN INSTRUMENT NUMBER 20050620-0070720, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE NORTHEASTERLY CORNER OF THE LAND HEREIN DESCRIBED AND THE POINT OF BEGINNING;

THENCE LEAVING SAID MARGIN, SOUTH 35°48'09" WEST, A DISTANCE OF 191.88 FEET TO AN IRON ROD FOUND WITH A RAINEY CAP ON THE NORTHERN LINE OF DONALD EUGENE NEELY, OF RECORD IN INSTRUMENT NUMBER 20010316-0025086, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LINE ALSO BEING THE NORTHERLY LINE OF THE MAP OF HAILEY'S SUBDIVISION OF PART OF BLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX NASHVILLE, TENN., OF RECORD IN BOOK 547, PAGE 155, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY LINE OF THE SUBDIVISION, CROSSING CHARLES HUDDLESTON, OF RECORD IN INSTRUMENT NUMBER 20090714-0065566, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 53°48'50" WEST, DISTANCE OF 175.15 FEET TO AN UNCAPPED IRON ROD FOUND ON THE LINE OF CHANDA Y. THOMPSON, OF RECORD IN INSTRUMENT NUMBER 20070424-0048957, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID ROD ALSO BEING THE SOUTHEASTERLY CORNER OF EDMOND BOOTS, OF RECORD IN INSTRUMENT NUMBER 20060714-0084810, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING SAID SUBDIVISION LINE AND CONTINUING WITH BOOTS, NORTH 36°16'07" EAST, A DISTANCE OF 194.38 FEET TO AN UNCAPPED IRON ROD FOUND ON THE SOUTHERLY MARGIN OF CLARKSVILLE PIKE;

THENCE WITH SAID MARGIN, SOUTH 51°44'54" EAST, A DISTANCE OF 63.56 FEET TO AN IRON ROD SET;

THENCE CONTINUING WITH SAID MARGIN, SOUTH 53°42'17" EAST, A DISTANCE OF 110.07 FEET TO THE POINT OF BEGINNING AND CONTAINING .77 ACRES OF LAND.

BEING THE SAME LAND CONVEYED TO GULF OIL CORPORATION BY DEED FROM NETTIE LEWIS HYDE, OF RECORD IN BOOK 2737, PAGE 397, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS DESCRIPTION IS BASED UPON A SURVEY PERFORMED BY DALE AND ASSOCIATES ON FEBRUARY 5, 2014, UNDER THE SUPERVISION OF CHRISTOPHER LYLE GOETZ, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, RLS# 2660.

Being the same property conveyed to Robert J. Taylor d/b/a Private Investment Co. by deed from Chevron U.S.A., Inc., a Pennsylvania corporation, of record in book 9768, page 800, Register's Office for Davidson County, Tennessee.

And Being the same property conveyed to Mid South Waffles, Inc., by General Warranty Deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or 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.

William L Rosenberg
Signature

State of Tennessee

County of Davidson

Personally appeared before me. Pamela G Nash, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela G. Nash
Notary's Signature

My Commission Expires: 11-3-15
Notary' Seal (if on paper)

