BILL GARRETT, Davidson County
Trans:T20140047353 DEEDQC
Recvd: 07/02/14 14:22 2 pgs
Fees:12.00 Taxes:0.00
20140702-0058429

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM:
Lealco Properties, LLC

TO:
A.J. Land Company, LLC, a Tennessee limited liability company

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

X _____
Affiant

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

_____
Notary Public

6-1-15
Commission Expiration Date

VALERIE S. ROSENBALM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
A.J. Land Company, LLC a Tennessee limited liability company 1650 54th Avenue North Nashville, TN 37209-1469	A.J. Land Company, LLC a Tennessee limited liability company 1650 54th Avenue North Nashville, TN 37209-1469	**80-008.00**

KNOW ALL MEN BY THESE PRESENTS that **Lealco Properties, LLC,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of vesting title to the property hereinafter described in A.J. Land Company, LLC, the successor entity to Lealco Properties, LLC, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **A.J. Land Company, LLC, a Tennessee limited liability company,** its successors and assigns, its entire right, title and interest in and to a certain tract and parcel of land in Davidson County, Tennessee described as follows:

Beginning in the north line of a 20' access road at an iron pin located 586.3 feet west of the west right of way of 54th Avenue North, the southwest corner of the Triangle Pacific Corp., recorded in deed book 5121, page 840, R.O.D.C.:

Thence along the line of said 20' access N 49 deg 59 min 29 sec W, 594.87 feet to an iron pipe:

Thence leaving said 20' access and along the east line of the Missouri Portland Cement Co. recorded in deed book 3939, page 38, R.O.D.C., N 00 deg 37 min 39 sec E, passing an iron pin set at 694.35 feet, a total of 924.00 feet to the low water line of the Cumberland River.

Thence upstream with the meanders of said low water line S 49 deg 49 min 13 sec E. 662.31 feet;

Thence leaving said low water line and along the west line of said Triangle Pacific Corp. S 2 deg 37 min 31 sec W, 880.00 feet to the point of beginning and containing 10.09 acres, more or less.

Being the same property conveyed to Lealco Properties LLC by Limited Warranty Deed from Shell Oil Company, dated June 16, 1999 and filed for record June 17, 1999, in Book 11533, page 337 and re-recorded in Book 11611, page 468, said Register's Office.

This is improved property known as 1650 54th Avenue North, Nashville, TN 37209-1469

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance,

violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS my hand this 30th day of June, 2014.

LEALCO Properties, LLC

X _____

by: Alfred A. Stewart
The Sole Member of Lealco Properties, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Alfred A. Stewart** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Sole Member** of **LEALCO Properties, LLC**, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Alfred A. Stewart** as such **Sole Member.**

WITNESS my hand and official seal at Nashville, Tennessee, on this 30 day of June, 2014.

Commission Expires: 6-1-15

Valerie Rosenbalm
Notary Public

VALERIE S. ROSENBALM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY