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BILL GARRETT, Davidson County
Trans:T20140078333 DEEDQC
Recvd: 10/17/14 10:59 3 pgs
Fees:17.00 Taxes:0.00
20141017-0095925

THIS INSTRUMENT PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
JRC Holdings, LLC 119 Third Avenue South Nashville, Tennessee 37201-2032	New Owner	093 06 4 030.00

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 ($10.00) Dollars, the receipt of which is hereby acknowledged, **Ritzen Properties II, LLC, a Tennessee limited liability company**, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto **JRC Holdings, LLC, a Tennessee limited liability company,** hereinafter called "Grantee", its successors and assigns, all of Grantor's right, title, and interest, in and to certain real estate in Davidson County, Tennessee, described as follows:

See attached **Exhibit A**, which is incorporated herein by reference

This is improved property known as 119 Third Avenue South, Nashville, Tennessee 37201.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument as of the 16th day of October, 2014.

Grantor: Ritzen Properties II, LLC,
a Tennessee limited liability company

By: _____
Charles Jason Ritzen, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Charles Jason Ritzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of Ritzen Properties II, LLC, the within named bargainor, a limited liability company, and that such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Secretary.

Witness my hand, at office, this 16th day of October, 2014

Notary Public

My commission expires My Commission Expires Mar.30, 2015

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 16th day of October, 2014

My Commission Expires Mar.30, 2015
My Commission Expires

Notary Public

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

A tract of land in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows: Beginning at a P.K. Nail (n) on the westerly right-of-way margin of Third Avenue South that is South 27 degrees 10 minutes 38 seconds East, 140 feet more or less from the southerly right of way margin of Broadway; thence,

1. From the point of beginning and continuing with said Third Avenue South, as field measured, South 27 degrees 14 minutes 35 seconds East, 77.21 feet to a building corner; thence,

2. Leaving said Third Avenue South, as field measured, South 61 degrees 18 minutes 37 seconds West, 106.78 feet; thence,

3. As field measured, South 27 degrees 31 minutes 16 seconds East, 48.79 feet to a P.K. Nail (n); thence,

4. As field measured, South 63 degrees 34 minutes 17 seconds West, 24.83 feet to an iron rod (o) with cap stamped Gresham Smith; thence,

5. As field measured, North 27 degrees 04 minutes 13 seconds West, 103.35 feet to an iron rod (n) with cap stamped Ragan Smith Associates; thence,

6. As field measured, North 62 degrees 37 minutes 15 seconds East, 24.79 feet to a P.K. Nail (n), thence,

7. As field measured, North 27 degrees 02 minutes 06 seconds West, 24.82 feet to an "X" on top of a BellSouth Box; thence,

8. As field measured, North 62 degrees 42 minutes 02 seconds East, 106.16 feet to the Point of Beginning and containing 10,903 square feet or 0.250 acres, more or less, as calculated by the above courses and distances, as shown on survey by Ragan-Smith-Associates, Inc., 315 Woodland St. P.O. Box 60070, Nashville, TN 37206-0070, dated October 15, 2014, by Kevin L. Birdwell, R.L.S. No. 1797, Job No. 04013, Wk. Order No: 0002.

Together with a beneficial easement to Map 093-06-4, Parcel 030.00 as created by deed dated November 21, 1921, recorded November 30, 1921, in Book 577, page 22, in the Register's Office for Davidson County, Tennessee, for the right and privilege to tie in and use the shared wall for lateral support rights on the north end of the subject property adjoining Map 093-06-4, Parcel 029.00.

Together with a beneficial easement of record in Book 612, page 385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ritzen Properties II, LLC, A Tennessee limited liability company, by Warranty Deed from John David Buffington, Marsha Owens Buffington, Robert Daniel Rucker and Amy Owens Rucker, each with an undivided one-fourth (1/4) interest, of record in Instrument No. 20040824-0102184 and by Quitclaim Deed of record in Instrument No. 20040824-0102185, dated August 23, 2004, Register's Office for Davidson County, Tennessee.