BILL GARRETT, Davidson County
Trans:T20140083295 DEEDQC
Recvd: 11/04/14 14:38 2 pgs
Fees:12.00 Taxes:0.00
20141104-0101911

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

QUITCLAIM D E E D

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me as of the 30th day of October, 2014.

Notary Public

My Commission Expires: Mar. 7 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Badass Properties, LLC 3309 Fairmont Drive Nashville, TN 37203	SAME	103-15-024.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **KarPlus, Inc., a Tennessee Corporation**, (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Badass Properties, LLC, a Tennessee limited liability company**, its successors and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows::

Being a certain tract of land known as the Ronald D. & Karen A. Atkisson property (Instr. #2000901-0086623) in the 24th Councilmanic District of Davidson County, Tennessee bounded in general on the north by Kempkau, east by Gibson, south by Gibson & Brown and west by Harding Pike and being further described as follows.

Beginning at a point in the easterly Right-of-Way of Harding Pike, being North 45 deg. 08 minutes East – 200.8 feet from the intersection of Harding Pike and the northerly Right-of-Way of Woodmont Boulevard, said point being the common corner with John Ragan Gibson & Susan Gibson Brown (DB 9829, PG 290) and being the southwesterly corner of the herein described property.

Thence, with the easterly Right-of-Way of Harding Pike, North 45 deg. 07 minutes 50 seconds East – 100.25 feet to point at the southwesterly corner of Clara A. Kempkau (DB 1109 PG 55);

Thence, with the southerly line of Kempkau, South 40 deg. 47 minutes 59 seconds East – 99.72 feet to an existing iron rod in the westerly line of John R. Gibson, Trustee (DB 6657, PG 164);

Thence, with the south line of Gibson, South 45 deg. 07 minutes 50 seconds West – 100.25 feet to a point at the northeasterly corner of the aforementioned Gibson & Brown;

Thence with the northerly line of Gibson & Brown, North 40 deg. 47 minutes 59 seconds East – 99.72 feet to the POINT OF BEGINNING and containing 9,971 square feet or 0.229 acres more or less according to a survey by S & A Surveying, Inc. dated October 18, 2014.

Being the same property conveyed to KarPlus, Inc., a Tennessee Corporation by deed from Ronald D. Atkisson and Karen A. Atkisson, of record in Instrument No. 20140822-0076868, Register's Office for Davidson County, Tennessee.

This is improved property known as 4403 Harding Road, Nashville, TN 37205.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 30 day of October, 2014.

KarPlus, Inc., a Tennessee Corporation

BY: _____
Ronald D. Atkisson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Ronald D. Atkisson, 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 President of KarPlus, Inc., a Tennessee Corporation the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal in Nashville, Tennessee this 30th day of October, 2014.

_____
Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017