Davidson County	DEEDQC
Recvd: 12/29/14 13:48	3 pgs
Fees:17.00 Taxes:0.00	
20141229-0118453	

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 23rd day of December, 2014.

Notary Public
My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

QUITCLAIM DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
M&S Associates	918 Main Street	Owner	
511 Park Hill Drive			082-12-0-313.00
Nashville, TN 37205	Nashville, Tennessee 37206		

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Grumpy's Enterprises, LLC, a Tennessee limited liability company,** (Grantor), does hereby quitclaim, transfer and convey unto **M&S Associates, a Tennessee general partnership,** (Grantees), their successors and assigns, all of their right, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 5 & 6 on the plan of R.W. Browns Addition Edgefield, as of record in Plat Book 21, Page 69, Register's Office Davidson County, Tennessee.

Beginning at a mag. nail with metal washer located at the intersection of the back of sidewalks of the southerly right of way Main Street or Gallatin Pike as presently located and the westerly right of way of McFerrin Avenue; thence with the westerly right of way of McFerrin Avenue and back of said sidewalk; South 47 deg. 25' 07" East, 109.05 feet to a mag. nail w/ metal washer at the base of an old concrete wall and being the southeast corner of the herein described tract; thence South 44 Deg. 47' 27" West, 45.57 feet to an iron pin w/ cap by others and being the southwesterly corner of the herein described tract; thence North 47 Deg. 40' 13" West, 121.07 feet to a mag. nail w/ metal washer at the back of the existing concrete sidewalk and the southerly right of way of Main Street or Gallatin Pike, and being the northwesterly corner of the herein described tract; thence running with the southerly right of way of Main Street or Gallatin Pike along the back of said sidewalk North 59 Deg. 13' 46" East 48.08 feet to the point of beginning and containing 5268 square feet, or 0.12 acres, more or less.

This description is based on this survey, as prepared by Taylor Land Surveying, LLC, dated August 12, 2014.

Being the same property conveyed to Grumpy's Enterprises, LLC, by deed dated August 23, 2010, from Barbara Brown and husband, Josef Goller, of record in Instrument No. 20100825-0067167, Register's Office for Davidson County, Tennessee.

WITNESS our hands this the 23 day of December, 2014.

Grumpy's Enterprises, LLC,
A Tennessee Limited Liability Company

By: Leah Hulan, Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, **Leah Hulan,** with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained and who further acknowledged that she is the Member/ Sole Owner of **Grumpy's Enterprises, LLC,** and is authorized to execute this instrument on behalf of **Grumpy's Enterprises, LLC.**

WITNESS my hand and official seal at Franklin, Tennessee, this the 23 day of December, 2014.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-24-2017

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

