BILL GARRETT, Davidson County
Trans: T20140096955 DEEDQC
Recvd: 12/29/14 15:53 3 pgs
Fees: 17.00 Taxes: 0.00
20141229-0118545

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-.

Brandy Gonay
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF December 2014

NOTARY PUBLIC

My Commission expires: 6-21-2016

RICHARD MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LAGRASSE HOLDINGS, LLC	SAME	106-06-0-079.00
(NAME)	(NAME)	
Attn: Joan M. LaGrasse 1205 Beddington Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EAGLE USA MARKETING GROUP CORPORATION, AN OHIO CORPORATION

by these presents do remise, release and QUITCLAIM unto

LAGRASSE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

all of it's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located in Nashville, Davidson County, Tennessee, being Parcel 79.00 on Davidson County property Map 106-06, also being Lot 5 on the plan of Grayson Industrial Park of record in Plat Book 3842, Page 131, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (Old) at the intersection of the westerly right-of-way of Menzler Avenue (60' R.O.W.) per Plat Book 3842, Page 131, R.O.D.C., Tn and the northerly right-of-way of CSX Railroad (100' R.O.W.);

Thence, leaving said westerly right-of-way of Menzler Avenue and following said northerly right-of-way of CSX Railroad, South 50 Degrees 54 Minutes 34 Seconds West 286.50 Feet to an Iron Rod (Old), being the southeast corner of the property conveyed to Carl Johnson and Dale Broadrick of record in Deed Book 9045, Page 610, R.O.D.C., Tn;

Thence, leaving said northerly right-of-way of CSX Railroad and following the easterly boundary of said Johnson and Broadrick, North 05 Degrees 41 Minutes 57 Seconds East 97.96 Feet to a Mag Nail (New), being the northeast corner of said Johnson and Broadrick property;

Thence, following the northerly boundary of said Johnson and Broadrick property, North 84 Degrees 16 Minutes 12 Seconds West 169.68 Feet to an Iron Rod (Old), being the southeast corner of the property conveyed to Billy Joe Belew, Jr. and Zeljko Stojadinovic property of record in Instrument No. 20120724-0064775, R.O.D.C., Tn;

Thence, leaving said northerly boundary of Johnson and Broadrick and following the easterly boundary of said Belew and Stojadinovic property, North 05 Degrees 37 Minutes 31 Seconds East 342.85 Feet to an Iron Rod (Old) on the southerly boundary of the property conveyed to Billie R. and Barbara I. Chapman of record in Instrument No. 20050127-0010224, R.O.D.C., Tn;

Thence, leaving said Belew and Stojadinovic property and following the northerly boundary of said Chapman property, South 89 Degrees 29 Minutes 00 Seconds East 399.14 Feet to a Mag Nail (Old) on the westerly right-of-way of Menzler Avenue, being the southeast corner of said Chapman property;

Thence, leaving said Chapman property and following the westerly right-of-way of said Menzler Avenue, South 10 Degrees 41 Minutes 48 Seconds West 276.16 Feet to the Point of Beginning.

Containing 136,995 Square Feet or 3.14 Acres.

Being the same property conveyed to EAGLE USA MARKETING GROUP CORPORATION, AN OHIO CORPORATION, by deed from SAPPHIRE INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20130522-0051433, dated May 17, 2013, said Register's Office.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22 day of December, 2014.

Eagle USA Marketing Group Corporation,
A Ohio Corporation

BY: James Robinson
ITS: Chief Executive Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JAMES ROBINSON, 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 CHIEF EXECUTIVE OFFICER OF EAGLE USA MARKETING GROUP CORPORATION, the within named bargainor, a corporation, and that he, as such CHIEF EXECUTIVE OFFICER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal at this 22 day of December, 2014.

Brandy Gomaz
Notary Public

Commission expires: 9/11/17

