Davidson County DEEDQC
Recvd: 12/30/14 14:12 5 pgs
Fees:27.00 Taxes:0.00
20141230-0118957

THIS INSTRUMENT PREPARED BY:
Fredrick B. Tyler, Esq.
Mid South Waffles, Inc.
5986 Financial Drive
Norcross, GA 30071
Telephone: 770-729-5700
(as counsel to Grantee only)

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mid South Waffles, Inc. 5986 Financial Drive Norcross, GA 30071	Mid South Waffles, Inc. 5986 Financial Drive Attn: Real Estate Taxes Norcross, GA 30071	Map & Parcel #163-420.00

PNB HOLDING CO. 2, INC., a Tennessee corporation ("Grantor") has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto **MID SOUTH WAFFLES, INC.**, a Georgia corporation ("Grantee"), its successors and assigns, all of Grantor's interest in the following land:

See **EXHIBIT "A"** attached hereto and incorporated by reference herein.

This is unimproved real property located on Bell Road, Nashville, Davidson County, Tennessee.

The aforesaid tract of land has been recently surveyed and this quitclaim deed is being executed by virtue of said new survey.

IN WITNESS WHEREOF, Grantor executed this instrument on this 17th day of December, 2014.

GRANTOR:

PNB HOLDING CO. 2, INC.,
a Tennessee corporation

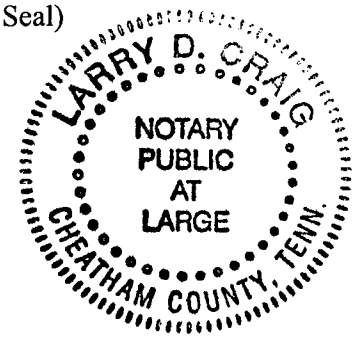
By: _____
Allen Dixon
Title: Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **ALLEN DIXON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the AUTHORIZED OFFICER, of the within named PNB HOLDING CO. 2, INC., a Tennessee corporation and who upon oath acknowledged that he as such AUTHORIZED OFFICER executed the foregoing instrument for the purposes therein contained and that the same is the free act and deed of said corporation, and the free act and deed of him personally and as such AUTHORIZED OFFICER.

WITNESS my hand, at office, as of the 17th, day of December, 2014.

(Affix Seal)



Notary Public: _____

My Commission Expires: 10-28-2015

AFFIDAVIT OF VALUE

STATE OF GEORGIA)
COUNTY OF GWINNETT)

I, Jeffrey S. Cole, the Authorized Signatory of Mid South Waffles, Inc., a Georgia corporation, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Affiant:

Jeffrey S. Cole,

Subscribed and sworn before me, this 18, day of December, 2014.

Notary Public
My Commission Expires: 10-6-2017

(Affix Seal)

ANITA DUNIO NOTARY PUBLIC WALTON COUNTY, GA My Comm. Exp. Oct. 6, 2017

EXHIBIT "A"

Commencing at an iron rod found, said rod being a north west corner of Lot 1 on Section Three Bell Forge Commercial Park, of record in Plat Book 6250, Page 322, in said Register's Office, thence easterly along the southerly margin of Bell Road, a distance of 462.58 feet to an iron rod set, said rod being the northernmost corner of said Lot 1, the north western corner of the herein described Lot 3 on the aforementioned Final Plat Resubdivision of Lot 2, The Shoppes at Ridgeview, Planned Unit Development & Specific Plan District, and the POINT OF BEGINNING;

Thence continuing with said margin, along a curve concave to the north, said curve having a radius of 1712.14 feet, a chord bearing of North 43 degrees 14 minutes 33 seconds East, a chord length of 115.57 feet, and an arc distance of 115.60 feet to a disturbed iron rod found, said rod also being the north western corner of Lot 1 on the aforementioned Final Plat Resubdivision of Lot 2, The Shoppes at Ridgeview, Planned Unit Development & Specific Plan District;

Thence leaving said margin and with the lot line, South 48 degrees 02 minutes 23 seconds East, a distance of 231.34 feet to an iron rod set within the interior of a curb island, said rod being the south western corner of Lot 1;

Thence leaving the line of Lot 1 and with the common line of Lot 2 on the aforementioned Final Plat Resubdivision of Lot 2, The Shoppes at Ridgeview, Planned Unit Development & Specific Plan District, South 41 degrees 25 minutes 26 seconds West, a distance of 219.51 feet to an iron rod set along the easterly line of Lot 1 on the aforementioned Section Three Bell Forge Commercial Park, said rod being the southern-most corner of the lot herein described;

Thence with the lot line, North 24 degrees 15 minutes 59 seconds West, a distance of 257.87 feet to the POINT OF BEGINNING, having an area of 39,082 square feet or 0.897 acres of land.

The tract herein described is a portion of the land described in Instrument Number 20111228-0101445, in the Register's Office for Davidson County, Tennessee and is based upon an ALTA/ACSM survey conducted by Dale and Associates in November of 2014 under Project No. 14097.

The tract herein described is same property conveyed by PNB HOLDING CO. 2, INC. to MID SOUTH WAFFLES, INC. by virtue of a Special Warranty Deed recorded under Instrument Number 20141230-0118956, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

