BILL GARRETT, Davidson County
Trans:T20150019889 DEEDQC
Recvd: 03/18/15 15:57 5 pgs
Fees:27.00 Taxes:0.00
20150318-0023470

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ice Cream Development, LLC 918 Shelby Ave. Nashville, TN 37206	New Owner	061 00 0 036.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Donelson, IV, Unmarried**, by these presents do hereby quitclaim and convey unto **Ice Cream Development LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I: A small tract of land in the 12th, formerly 17th, Civil District of Said County, described according to a survey made by Watkins and Murrey, Surveyors, May 18, 1947, as follows:

Beginning on the westerly margin of Ben Allen Road, said beginning point being 110 feet north of the southerly line of a 5 acre tract of land conveyed to Charles G. Jones and wife, Lottie A. Jones, by deed from J.N. Williams and wife, of record in Book 1349, Page 205, Register's Office for Davidson County, Tennessee; thence westerly 190.2 feet to an iron pin; thence, northerly 100 feet to an iron pin; thence, easterly 114.4 feet to an iron pin in the westerly margin of Ben Allen Road; thence, with the westerly margin of said road, southerly 125.4 feet to the beginning.

Tract II: Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver, dated June 19, 1981, described as follows:

Beginning at an iron pin on the west margin of Ben Allen Road, same being the southeast corner of this property and the northeast corner of the Jones small lot: thence leaving the road north 74 Deg. 00' West 113.00 feet to an iron pin, (Jones Northwest Corner and the Southwest Corner of this Lot); thence, north 12 Deg. 33'' East 88.00 Feet to an iron pin on the south margin of Ben Allen Road; thence, with a curve to the right with a radius of 684.20 feet for a distance of 145.60 feet to an iron pin, the point of beginning, containing .11 acres, more or less.

Subject to restrictions, reservations, easements, covenants, oil, gas, or mineral rights of record, if any.

Being the same property conveyed to John Donelson, IV by J. Phillip Jones, as Substitute Trustee, by Substitute Trustee's Deed dated August 21, 2014, of record in Instrument 20150313-0021828, said Register's Office.

This is improved property known as 522 Ben Allen Rd, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
18th day of March, 2015.

Affiant

My commission expires: (Affix Seal)

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of March, 2015.

John Donelson, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Donelson, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of March, 2015.

Notary Public

My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

THIS DEED REPLACES DEED FROM AUGUST 21, 2014 FORECLOSURE THAT NEVER REACHED NEW OWNER. RECORD THIS DEED AND VOID OLD DEED.

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 061 00 0 036.00
522 BEN ALLEN RD
NASHVILLE, TENNESSEE 37216

NO MORTGAGE
New Owner - Send Tax Bills:
JOHN DONELSON IV
PO BOX 60555
NASHVILLE, TN 37206

BILL GARRETT, Davidson County
Trans:T20150018465 DEEDTRS
Recvd: 03/13/15 12:47 2 pgs
Fees:13.00 Taxes:140.60
[redacted]
20150313-0021828

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JUNE 18, 2007, JOVETTA WOODARD AND PATRICIA ROBINSON, was named Trustee in a Deed of Trust of even date executed by LAURA K CALDWELL A/K/A LAURA K MILLS AND DOUGLAS M CALDWELL, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $53,725.58, principal, said Deed of Trust being recorded in INSTRUMENT NO. 20070814-0097238, in the Register's Office for DAVIDSON County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, J. PHILLIP JONES AND/OR JESSICA D. BINKLEY, either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in INSTRUMENT NO. 20140710-0060909, in the Register's Office for DAVIDSON County, Tennessee; I, J. PHILLIP JONES, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: JULY 25, 2014/ AUGUST 1, 2014/ AUGUST 8, 2014 in DAVIDSON A.M., a newspaper of general circulation in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on THURSDAY, AUGUST 21, 2014 AT 10:00 A.M., AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES, individually or by and through his agent as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time JOHN DONELSON IV, submitted the highest and best bid in the amount of $38,000.00 .

NOW THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, Substitute Trustee, do hereby sell, transfer and convey to JOHN DONELSON IV, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TRACT 1: A SMALL TRACT OF LAND IN THE 12TH, FORMERLY 17TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURREY, SURVEYORS, MAY 18, 1947, AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF BEN ALLEN ROAD, SAID BEGINNING POINT BEING 110 FEET NORTH OF THE SOUTHERLY LINE OF A 5 ACRE TRACT OF LAND CONVEYED TO CHARLES C. JONES AND WIFE, LOTTIE A. JONES BY DEED FROM J.N. WILLIAMS AND WIFE, OF RECORD IN BOOK 1349, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WESTERLY 190.2 FEET TO AN IRON PIN; THENCE, NORTHERLY 100 FEET TO AN IRON PIN; THENCE, EASTERLY 114.4 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF BEN ALLEN ROAD; THENCE, WITH THE WESTERLY MARGIN OF SAID ROAD, SOUTHERLY 125.4 FEET TO THE BEGINNING. TRACT II: LAND IN THE 12TH, FORMERLY 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY DONALD R. CARVER, DATED JUNE 19, 1981, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE WEST MARGIN OF BEN ALLEN ROAD, SAME BEING THE SOUTHEAST CORNER OF THIS PROPERTY AND THE NORTHEAST CORNER OF THE JONES SMALL LOT: THENCE LEAVING THE ROAD NORTH 74 DEG. 00' WEST 113.00 FEET TO AN IRON PIN, (JONES NORTHWEST CORNER AND THE SOUTHWEST CORNER OF THIS LOT); THENCE, NORTH 12 DEG. 33" EAST 88.00 FEET TO AN IRON PIN ON THE SOUTH MARGIN OF BEN ALLEN ROAD; THENCE, WITH A CURVE TO THE RIGHT WITH A RADIUS OF 684.20 FEET FOR A DISTANCE OF 145.60 FEET TO AN IRON PIN, THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE W. MILLS, JR. AND LAURA K. CRAWFORD MILLS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, BY WARRANTY DEED DATED JULY 11, 1988, OF RECORD IN BOOK 7613, PAGE 859, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO FROM GEORGE W. MILLS, JR. TO LAURA K. MILLS, BY QUITCLAIM DEED DATED MAY 28, 1993 OF RECORD IN BOOK 8971, PAGE 736 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY STANDARDS ORDER TO REPAIR STRUCTURE, OF RECORD IN INSTRUMENT NO. 20130718-0074330, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 522 BEN ALLEN RD, NASHVILLE, TENNESSEE 37216.

I, J. PHILLIP JONES, Substitute Trustee, convey to JOHN DONELSON IV, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on AUGUST 21, 2014.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **AUGUST 21, 2014.**

Notary Public

My Commission Expires: 10·13·16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $38,000.00.

Affiant

Subscribed and sworn to before me, this 21ST day of AUGUST, 2014.

Notary Public

My Commission Expires: 10·18·16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203

THIS DEED REPLACES DEED FROM AUGUST 21, 2014 FORECLOSURE SALE THAT NEVER REACHED NEW OWNER. RECORD THIS DEED AND VOID OLD DEED.

STATE OF TENNESSEE
Tre Hargett, Secretary of State
Division of Business Services
William R. Snodgrass Tower
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

Filing Information

Name: **Ice Cream Development LLC**

General Information

SOS Control # :	**000791901**	Formation Locale:	TENNESSEE
Filing Type:	Limited Liability Company - Domestic	Date Formed:	03/12/2015
Filing Date:	03/12/2015 10:37 AM	Fiscal Year Close	12
Status:	Active	Member Count:	2
Duration Term:	Perpetual		
Managed By:	Member Managed		

Registered Agent Address
Ice Cream Development LLC
MEMBERS
918 SHELBY AVE
NASHVILLE, TN 37206-3736

Principal Address
MEMBERS
918 SHELBY AVE
NASHVILLE, TN 37206-3736

The following document(s) was/were filed in this office on the date(s) indicated below:

Date Filed	Filing Description	Image #
03/12/2015	Initial Filing	B0065-8580
	Record Status Changed From: Pending To: Active	

Active Assumed Names (if any)	Date	Expires