(1)

**THIS INSTRUMENT WAS PREPARED BY & RETURN TO:**
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

# QUITCLAIM DEED

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| G & S Partners, G.P.<br>923 Waldkirch Avenue<br>Nashville, TN 37204 | New Owner | 093-10-0-455.00 |

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 ($10.00) Dollars, the receipt of which is hereby acknowledged, **Ritzen Brothers, LLC, a Tennessee limited liability company**, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto **G & S Partners, G.P., a Tennessee general partnership**, hereinafter called "Grantee", its successors and assigns, all of Grantor's right, title, and interest, in and to certain real estate in Davidson County, Tennessee, described as follows:

See attached **Exhibit A**, which is incorporated herein by reference

This is improved property known as **513 3rd Avenue South, Nashville, Tennessee 37210**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument as of the 29th day of May, 2015.

**Grantor: Ritzen Brothers, LLC,**
**a Tennessee limited liability company**

**By:** _____
**Charles Jason Ritzen, Secretary**

BILL GARRETT, Davidson County
Trans:T20150042923 DEEDQC
Recvd: 06/02/15 12:14 3 pgs
Fees:17.00 Taxes:0.00
20150602-0051198

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Charles Jason Ritzen, 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 Secretary (or other officer authorized to execute the instrument) of Ritzen Brothers, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Secretary.

Witness my hand, at office, this 29th day of May, 2015.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 29th day of May, 2015.

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

11-28-16
My Commission Expires

Hillary Torrence
Notary Public

## Exhibit A

Land in the City of Nashville, Davidson County, Tennessee, and being Parcel 455.00 as shown on Davidson County Property Map No. 93-10 and being Lot No. 32 and the northerly 10 feet of Lot No. 31 on the "College Campus Plan of Lots," not of record and locally known as 513 3rd Avenue South and being more particularly described as follows:

BEGINNING at a capped iron rod found marked "Delta Assoc." on the westerly line of Third Avenue South (formerly College Street), (50 foot Right-of-Way) at the southeasterly corner of Parcel 456.00 as shown on Map 93-10 and being the northeasterly corner of the herein described from which the southerly line of Peabody Street (40 foot Right-of Way) bears N 28° 12' 08" W, 219.83 feet;

Thence S 27° 12' 08" E, 50.00 feet along the westerly line of Third Avenue South to the northeasterly corner of Parcel 450.00, Map No. 93-10 and a 1/2" capped rebar set at the southeasterly corner of the herein described;

Thence leaving the westerly line of Third Avenue South along the northerly line of said Parcel 450.00, S 62° 26' 02" W passing its southwesterly corner at 151.73± feet in all 161.12 feet to the easterly Right-of-Way of Almond Street, (40 foot Right-of-Way, formerly Hume Street) and a 1/2" capped rebar set at the southwesterly corner of the herein described;

Thence along the easterly line of Almond Street (formerly Hume Street) N 27°12' 08" W, 50.00 feet to a capped iron rod found marked "Delta Assoc." at the southeasterly corner of said Parcel 456.00 and the northwesterly corner herein described;

Thence leaving said easterly line of Almond Street (formerly Hume Street) N 62° 26' 02" E, 161.12 feet along the southerly line of Parcel 456.00 to the Point of the Beginning and containing 8,056 square feet or 0.185 acres of land more or less, as calculated by the above courses and distances, as shown on survey by Patterson & Dewar Engineers, Inc., 1531 Hunt Club Blvd, Suite 200, Gallatin, TN 37066, dated May 14, 2015, map dated May 27, 2015, and revised on May 28, 2015 by Andrew B. Beck, Tennessee Registered Land Surveyor #1980, Drawing No. 10F1, Project No. 00.4368.00.

Being the same property conveyed to CHARLES A. RITZEN, by deed from MJM REAL ESTATE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20030919-0139030, dated September 18, 2003, said Register's Office. Being further conveyed to RITZEN BROTHERS, LLC, by Quitclaim Deed from CHARLES A. RITZEN, of record in Instrument No. 20060524-0061123, dated May 1, 2006, said Register's Office.