BILL GARRETT, Davidson County
Trans:T20150046252 DEEDQC
Recvd: 06/11/15 11:02 2 pgs
Fees:12.00 Taxes:0.00
20150611-0055334

6

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

Subscribed and sworn to before me this **9th day of June, 2015.**

J. DYKE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

_____ Notary Public

My Commission Expires: 5/8/17

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Fat Bottom Brewing Inc.	**Fat Bottom Brewing Inc.**	**09112001600**
800 44th Avenue North	**800 44th Avenue North**	
Nashville, Tennessee 37209	**Nashville, Tennessee 37209**	

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Toni J. Rothfuss** by these presents does hereby transfer and quitclaim and convey unto **Fat Bottom Brewing Inc.** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Exhibit "A"

BEING A TRACT OF LAND IN THE TWENTIETH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS, AS EVIDENCED IN INSTRUMENT NO. 20140609-0049995, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD OLD, IN THE EASTERLY MARGIN OF FORTY-FOURTH AVENUE NORTH AT A DISTANCE OF 25 FEET FROM THE CENTER OF SAID AVENUE, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF THE BEN T. JOHNSON PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20040226-0021983, R.O.D.C., TN., AND ALSO BEING KNOWN AS THE SOUTHWEST BOUNDARY CORNER OF LOT 3, OF THE PLAN OF KEY SUBDIVISION, AS EVIDENCED IN PLAT BOOK 6900, PAGE 727, R.O.D.C., TN., SAID ROD ALO LYING SOUTH 01 DEG 54 MIN 29 SEC EAST, AT A DISTANCE OF 77.57 FEET FROM A 5/8 INCH IRON ROD OLD, BEING THE NORTHWEST CORNER OF THE SAID LOT 3; THENCE WITH THE COMMON BOUNDARY LINE OF LOTS 3 AND 4, BEING THE SOUTH BOUNDARY LINE OF THE SAID JOHNSON PROPERTY, SOUTH 87 DEG 44 MIN 41 SEC EAST, AT A DISTANCE OF 236.68 FEET TO A CAPPED IRON ROD NEW IN THE WESTERLY MARGIN OF THE CSX RAILROAD; THENCE WITH SAID WESTERLY MARGIN, SOUTH 02 DEG 53 MIN 32 SEC EAST, AT A DISTANCE OF 21.00 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,137.81 FEET, AN ARC LENGTH OF 261.71 FEET, AND A CHORD BEARING OF SOUTH 09 DEG 28 MIN 54 SEC EAST, AT A CHORD DISTANCE OF 261.13 FEET TO A 5/8 INCH IRON ROD OLD IN SAID WESTERLY MARGIN, SAID ROD ALSO BEING THE NORTHEAST BOUNDARY CORNER OF THE RCG GROUP, LLC. PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20091106-0102938, R.O.D.C., TN.; THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID RCG GROUP, LLC. PROPERTY AND GENERALLY WITH AN EXISTING CHAINLINK FENCE, SOUTH 88 DEG 00 MIN 25 SEC WEST, PASSING THROUGH A POINT AT A DISTANCE OF 59.89 FEET, BEING THE NORTHEAST BOUNDARY CORNER OF THE RCG GROUP, LLC. PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20101208-0097802, R.O.D.C., TN., AND CONTINUING FOR 211.00 FEET. FOR A TOTAL DISTANCE OF 270.89 FEET TO A 5/8 INCH IRON ROD OLD IN THE EASTERLY MARGIN OF FORTY-FOURTH AVENUE NORTH; THENCE WITH SAID EASTERLY MARGIN, NORTH 01 DEG 54 MIN 20 SEC WEST, AT A DISTANCE OF 155.92 FEET TO A BENT IRON ROD OLD, BEING THE COMMON BOUNDARY CORNER OF THE OLD EVIDENCED TRACTS I AND II; THENCE CONTINUING WITH SAID EASTERLY MARGIN, NORTH 01 DEG 53 MIN 20 SEC WEST, AT A DISTANCE OF 141.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.64 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.LS. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 15-037, DATED APRIL 14, 2015.

BEING THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS BY DEED DATED MAY 30, 2014 FROM CHUCK RYAN, A SINGLE PERSON OF RECORD IN INSTRUMENT NO. 20140609-0049995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, **800 44th Avenue North, Nashville, Tennessee 37209.**

WITNESS my hand this **9th day of June, 2015.**

Toni J. Rothfuss

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of State and County aforesaid, personally appeared **Toni J. Rothfuss** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

WITNESS my hand this **9th day of June, 2015.**

I. Dyke Tatum **Notary Public**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/8/2017