QUITCLAIM DEED

BILL GARRETT, Davidson County

Trans: T20150050973 DEEDQC

Recvd: 06/25/15 10:41 2 pgs

Fees: 12.00 Taxes: 0.00

20150625-0061091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW,LLC
2012 21ST AVE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Paddison and wife Teresa George	ACCESS NATIONAL	
(NAME)	(NAME)	
298 Wallace Road ,	1800 Robert Fulton Dr. #350	147-04-0-105.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **EASTSIDE PROPERTIES, LLC** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN PADDISON AND WIFE TERESA GEORGE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract #1:
A tract of land in the 5th, formerly the 7th Civil District of Davidson County; Tennessee, described as follows:

Beginning at a point in the center of Wallace Road, traversing in a direction North 88° 30' West, a distance of 187 feet to a point; thence North 1° 30' East, a distance of 165 feet to an iron pin; thence South 88° 30' East, a distance of 73.8 feet to an iron pin; thence South 34° 15' East, a distance of 201.2 feet to the point of beginning.

Tract #2:
Beginning at a point in the center of Wallace Road at the southwest corner of a tract of one acre conveyed to B.B. Hagewood and wife, by deed of record in Book 2198, Page 287, Register's Office for Davidson County, Tennessee; thence along Hagewood's line North 1° 30' East 165 feet to a point; South 88° 30' East 73.8 feet to an iron pin in the west margin of Thompson's Property; thence with Thompson's line along a fence North 34° 15' West 30 feet to a point; thence westerly 77.5 feet to a point; thence southerly 190 feet to the centerline of Wallace Road; thence with the centerline of the same easterly 20 feet to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

A strip of land from Station 10 + 61 to Station 19 + 00, including equation 11 + 40.55 LB equals 46.65 LA., extending 25 feet on left of the survey Center Line having an average width of 4 feet. Length 833 feet, Acreage 0.08

Being the same property conveyed to Davidson County for Right of Way, by deed from E.F. Hagewood and wife, Ruth Hagewood, of record in Book 2494, Page 201, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTIONS OF BOTH TRACT(S)BUT EXCLUDED) FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

A strip of land from Station 19 + 00 to Station 22 + 00, extending 25 feet on the left of the survey Center Line having an average width of 10 feet. Length 300 feet, Acreage 0.07. Being the same property conveyed to Davidson County for Right of Way, by deed from B.B. Hagewood and wife, Caroline Hagewood, of record in Book 2494, Page 202, Register's Office for Davidson County, Tennessee.

Tract 1:
Being part of the same property conveyed to Biscoe B. Hagewood and wife, Caroline T. Hagewood by deed from E.F. Hagewood and wife, Ruth Bell Hagewood of record in Book 2198, Page 287, Register's Office for Davidson County, Tennessee, dated September 15, 1953, recorded September 28, 1953.

Being the same property conveyed to Biscoe B. Hagewood by deed from Caroline T. Hagewoodof record in Instrument Number 20071029-0127146, Register's Office for Davidson County, Tennessee, dated October 25, 2007, recorded October 29, 2007.

Being the same property conveyed to Eastside Properties, LLC, a Tennessee limited liability company by Warranty deed from Biscoe B. Hagewood of record in Instrument No. 20140218-0013779 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 18, 2014. (Value of consideration shown in aforementioned deed $57,500.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **298 Wallace Road , Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 21 day of May, 2015.

Eastside Properties, LLC

BY: J.P.
John Paddison
Member

BY: Teresa George
Teresa George
Member

CHERRI R. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Paddison, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Signature / TNDL of , the within named bargainor, a limited liability company, and that he/she as such John Paddison executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of May, 2015.

Notary Public

My Commission Expires: 3-8-16

CHERRI R. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa George, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Signature / TNDL of , the within named bargainor, a limited liability company, and that he/she as such Teresa George executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of May, 2015.

Notary Public

My Commission Expires: 3-8-16

RETURN TO:
RUDY TITLE & ESCROW
2012 21ST AVE S
NASHVILLE, TN 37212