QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20150056965 DEEDQC
Recvd: 07/14/15 11:08 2 pgs
Fees: 12.00 Taxes: 0.00

20150714-0068465

STATE OF Tennessee }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17 DAY OF July, 2015.

NOTARY PUBLIC

My Commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville, TN 37212

NAME			ADDRESS			
NAME & ADDRESS OF PROPERTY OWNER:			SEND TAX BILLS TO:			MAP & PARCEL
Main Star Investments, LLC			New Owner			118-03-0-084.00
2603 Fessey Park Road						
Nashville, TN 37204						
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ray Vetter and wife, Nancy Vetter, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Main Star Investments, LLC, the Grantee

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Property is located near Fessey Park Road (70' R.O.W.) approximately 195' north of the intersection of the eastern margins of the CSX Railroad and the Nashville & Eastern Railroad right of ways, and bounded on the north and west by the right of way of the Nashville & Eastern Railroad and generally on the south and east by property belonging to Rita McNamee Smith of record in Deed Book 5644, page 588, and more specifically described as follows:

Commencing on an iron pin, the southwest corner of the Smith Property and the northwest corner of the Commerce Union Bank, Trust Property thence North 12° 07' 40" East, 18.08 feet to the point of beginning of the herein described tract, being a point on the eastern margin of the Nashville & Eastern Railroad, thence leaving the margin of said right of way and encroaching into said right of way North 12° 07' 40" East, 47.97 feet to a point at the oblique corner of a building; thence North 14° 22' 47" East, 53.38 feet to a building corner; thence with a fence North 41° 10' 55" East, 185.25 feet to a corner fence post; thence with the fence South 3° 37' 29" East, 33.16 feet to a point on the east margin of the said railroad right of way; thence with said right of way around a compound curve to the left with the first radius being 758.97 feet and the first arc distance being 226.79 feet to a point; thence continuing around the second curve to the left with the second radius of 560.30 feet, and the second arc distance of 26.84 feet to the point of beginning and containing 5,307.54 square feet or 0.122 acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS #1529.

Being the same property conveyed to MAIN STAR INVESTMENTS, LLC, by deed from RAY VETTER AND WIFE, NANCY VETTER of record as Instrument No. 20070129-0011579, dated January 18, 2007, said Register's Office.

This is improved (X) property. known as: **2603 Fessey Park Road** **Nashville, TN 37204**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13 day of July 2015.

Ray Vetter

Ray Vetter

Nancy Vetter

Nancy Vetter

INDIVIDUAL ACKNOWLEDGEMENTS:

JUAN G ESTRADA
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires
January 8, 2019

STATE OF Texas }
COUNTY OF Cameron

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ray Vetter, the bargainor(s), with whom I am personally acquainted (or proved to me in * AND NANCY VETTER the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of July 2015.

My Commission expires:
January 8, 2019

Notary Public

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF _____ }
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy Vetter, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ___ day of _____ 2015.

My Commission expires:

_____

Notary Public