BILL GARRETT, Davidson County
Trans:T20150078856 DEEDQC
Recvd: 09/16/15 15:38 2 pgs
Fees:12.00 Taxes:0.00
20150916-0094111

FROM: ROBERT D. BANGO

TO: RICHARD D. BANGO

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

Richard D. Bango
4200 Old Hickory Boulevard
Old Hickory, Tennessee 37138

Same

Map 064-09-0
Parcel 108.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 16th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

I, Robert D. Bango, do hereby quitclaim to Richard D. Bango, all of my undivided one-half interest in the following land.

Land in Davidson County, Tennessee,

See Exhibit "A" attached hereto and incorporated by reference herein.

Being the same property conveyed to Robert D. Bango and Richard D. Bango, as tenants in common, each owning an undivided one-half interest, by deed from Mary Ann Gentry, a widow, et al, of record in Book 7167, Page 311, Register's Office for Davidson County, Tennessee.

Subject to all restrictions, covenants and easements of record, including that certain agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 10644, Page 182, Register's Office for Davidson County, Tennessee.

This is commercial property and is not the principal place of residence of the Grantor.

This is the same legal description as set forth on the previous deed of record.

2015 Metropolitan Government taxes and all future years thereafter shall be the responsibility of the Grantee herein.

This is improved commercial property known as 4200 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

Witness my hand this 16th day of September, 2015.

ROBERT D. BANGO

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 Robert D. Bango, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2015,

NOTARY PUBLIC

My commission expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT A

LAND in the 4th Civil District of Davidson County, Tennessee, and being the northerly 30 feet of Lot No. 8, Block 5 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, Page 117, Register's Office for said County.

SAID part of Lot No. 8 of Block 5 fronts 150 feet on the southerly side of 6th Street on said Plan and runs back between parallel lines with the easterly margin of Hadley Road (now Old Hickory Boulevard), and the westerly margin of a 15-foot alley 30 feet to a dead line.

INCLUDED in the above described property, but expressly EXCLUDED from this conveyance are the rights of third parties described below:

An easement for road purposes granted to the Davidson County Highway Department by a "Right-of-Way Deed", of record in Book 2480, Page 626, Register's Office for Davidson County, Tennessee, being a right-of-way for Old Hickory Boulevard over and across land described as follows:

A strip of land from Station 383 + 80 to Station 384 + 10, having an average width of 20 feet and extending 40 feet on the left of the center line of the new road location.

Also the right for a 20 foot radius with the right-of-way line of the new road location and 6th Street at the northwest corner of said property.

Length 30 feet.

An easement for road purposes granted to the Davidson County Highway Department by a "Right-of-Way Deed", of record in Book 2481, Page 2, Register's Office for Davidson County, Tennessee, being a right-of-way for Old Hickory Boulevard over and across land described as follows:

A strip of land from Station 384 + 10 to Station 385 + 00, having an average width of 9 feet and extending 40 feet on the left of the center line.

Length 90 feet.
Acreage: 0.019

An easement for highway purposes granted to the State of Tennessee for the use and benefit of the Department of Transportation by a "Right-of-way Deed for Highway Purposes" from James E. Gentry, and wife, Mary Ann Gentry, and Harold L. Jamison, and wife, Katherine Jamison, of record in Book 5559, Page 271, Register's Office for Davidson County, Tennessee in and to land more particularly described as follows:

Beginning at the point of intersection of the east margin of Old Hickory Boulevard and the south margin of Sixth Street; thence along the said south margin north 75 degrees 39 minutes east 4 feet, more or less to a point; thence along a 20 foot radius curve left southwardly 13.04 feet to a point in the said east margin; thence along the said east margin northwardly 9 feet, more or less to the point of beginning and containing 20 square feet and being part of the property conveyed by Lillian Gordy and Gladys A. Gordy to James E. Gentry and wife, Mary Ann Gentry and Harold L. Jamison and wife, Katherine Jamison, of record in Book 5331, Page 256, Register's Office for Davidson County, Tennessee.