Davidson County DEEDQC
Recvd: 11/10/15 10:34 4 pgs
Fees:22.00 Taxes:0.00
20151110-0114306

ADDRESS NEW OWNERS AND
SEND TAX BILLS:

THOMAS L. ANDERSON
303 A South Main St
Goodlettsville, Tn 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
70 - 5 - 13

QUITCLAIM DEED

This instrument is made and entered into this the 19th day of October, 2015, by and between **303, LLC, a Tennessee Limited Liability Company,** GRANTOR and **THOMAS L. ANDERSON,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the Plan of H.E. Simpkins Division of the L.G. Curtis Lands, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Lloyd Avenue, at a point 219 feet north of the line between Lots 9 and 11; thence eastwardly 200 feet; thence northwardly and parallel to the easterly margin of said Lloyd Avenue, 50 feet; thence westwardly 200 feet to the easterly margin of said Lloyd Avenue; thence with the same, southwardly 50 feet to the beginning.

Further being three tracts of land lying and being in the 13th Civil District of Davidson County, Tennessee described as follows:

TRACT I:
Beginning at a point 344 feet north of an iron stob on the east side of Lloyd Avenue, and 390 feet north of a well presently located on Willis J. Mayberry's property; thence in a northerly direction 50 feet to a point on the east side of Lloyd Avenue; thence in an easterly direction 200 feet to a point; thence in a southerly direction 50 feet to a point; thence in a westerly direction 200 feet to the beginning.

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TRACT II:
Beginning at a point 294 feet north of an iron stob on the east side of Lloyd Avenue, the present southwest corner of the tract owned by Willis J. Mayberry and wife, Janie Mayberry, and 240 feet north of a well presently located on Willis Mayberry's property; thence in a northerly direction 50 feet to a point; thence in an easterly direction 200 feet to a point; thence in a southerly direction 50 feet to a point; thence in a westerly direction 200 feet to the beginning.

TRACT III:
Being in the northerly part of Lot 12 of the H.E. Simpkins Subdivision of the J. G. Curtis Lands, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the center of Lloyd Avenue at its intersection with Lincoln Avenue, said point being in the southwest corner of a tract of land conveyed to Donald Seth Maybeny and wife, by Willis J. Mayberry, etux, by deed of record in Book 2397, Page 615, Register's Office for Davidson County, Tennessee; thence south along Mayberry's southerly line, south 88 degrees east 279.3 feet to an iron pin in the line between Lots 12 and 13; thence along said line, south 3 degrees 15' west 160 feet to a point in the center of Lincoln Avenue being the corner of Lots 12 and 13; thence with the center of said Avenue, northwesterly to a point in aforementioned Mayberry's southerly line as amended by Metropolitan Council Bill No. 72- 333, as of record in Metropolitan Council Minute Book M-42, page 272.

Being the same property conveyed to 303, LLC, a Tennessee Limited Liability Company, from Pinnacle National Bank by deed recorded October 4, 2010 in Instrument No. 20101004-0079011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2312 Lloyd Avenue, Nashville, Tennessee 37218.

Executed on the date first above written.

303, LLC

BY: _____

TITLE: PRESIDENT 303 LLC

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STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Thomas L. Andrews, 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 Sole Member of **303, LLC,** the within named bargainor, a limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and seal at office this 19th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 8-21-17

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 21st day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 8-21-17

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TRUE COPY CERTIFICATION

I, Bill Seals, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bill Seals S.V.P.
Signature of Bank Official

State of Tennessee
County of Sumner

Personally appeared before me, Shirley Johnson, **a notary public for this county and state,** Bill Seals **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Shirley Johnson
Notary Signature

My Commission Expires: _____
Notary Seal (if on paper)

SUMNER COUNTY
TENNESSEE NOTARY PUBLIC
STATE
SHIRLEY JOHNSON

On my own behalf and in my representative capacity for any parties for this transaction, I agree to sign the transaction documents electronically and/or that the transaction documents may be preserved as electronic records.

THIS TRUE COPY CERTIFICATION IS EXECUTED ON OCTOBER 19, 2015.

GRANTOR:

X _____
THOMAS L ANDERSON

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