PREPARED BY: *Robert J. Hazard, Esq.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE SOUTH, STE. 1700 NASHVILLE, TN 37201 615.244.4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is -$0-. AFFIANT Subscribed and sworn to before me, this 21st day of December, 2015. TENNESSEE NOTARY PUBLIC Notary Public DAVIDSON COUNTY My Commission Expires: 1/9/2018

New Owner Address:
Ratt and Son, LLC
317 Fairfax Ave
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
104 14 0 063.00

QUITCLAIM DEED

Jerry Michael Stelmaszak and **Patricia Jo Stelmaszak** ("Grantor"), for consideration of $10.00, hereby release, remise, quitclaim to **Ratt and Son, LLC,** a Tennessee limited liability company ("Grantee"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

BILL GARRETT, Davidson County
Trans:T20160002588 DEEDQC
Recvd: 01/11/16 15:06 3 pgs
Fees:17.00 Taxes:0.00
20160111-0002832

WITNESS my hand this 21st day of December, 2015.

Jerry Michael Stelmaszak

Patricia Jo Stelmaszak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry Michael Stelmaszak** and **Patricia Jo Stelmaszak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 21st day of December, 2015.

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/5/2018

Exhibit A

LAND IN Davidson County, Tennessee, BEING part of Lot No. 49 on the Plan of Bransford Realty Co. Subdivision of Westmoreland Place, of record in Plat Book 421, page 16, and being Lot No. 49 on the Plat of the resubdivision of Lot Nos. 49 and 50 according to a survey made by Harvey Gee, dated June 25, 1946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said part of Lot No. 49 fronts 50 feet on the westerly side of 30th Avenue South and runs back 230.5 feet on the northerly line and 222 feet on the southern line, to an alley measuring 50 feet thereon.

Included in the above description but excluded from this conveyance is all of that property conveyed by Mildred Rogers Dodd to the State of Tennessee for the use and benefit of the Department of Transportation by Warranty Deed dated July 22, 1974, and of record in Book 4837, page 427, in the Register's Office for Davidson County, Tennessee, which deed was amended by a release of record in Book 5391, page 317, of the said Register's Office, to which two instruments reference is here made for a more complete description of the description of the land excepted from this Deed.

Being the same property conveyed to Jerry Michael Stelmaszak and Patricia Jo Stelmaszak by warranty deed from Erik Christian Ness of record in Instrument No. 20061002-0121987, Register's Office, Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

Being the improved property more commonly known as 2219 30th Avenue South, Nashville, Tennessee, 37212.