BILL GARRETT, Davidson County
Trans:T20160006330 DEEDQC
Recvd: 01/25/16 13:49 3 pgs
Fees:17.00 Taxes:0.00
20160125-0006942

FROM: BROTHERS INVESTMENTS, INC., A TENNESSEE CORPORATION

TO: WILLIAM SHAAR

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Shaar 4313 Belle Mina Lane Franklin, Tennessee 37064	Same	Map 093.14 Parcel 472.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
P. O. Box 774
Kingston Springs, Tennessee 37082

Upon information furnished by the parties, with the benefit of tax advice, title examination, title insurance or closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____, Affiant

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

Sworn to and subscribed before me this 25th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

Brothers Investments, Inc., a Tennessee Corporation, by and through its duly authorized officers and directors, and all of them, does hereby quitclaim to **William Shaar**, individually, all of its interest in the following land:

Tract I: Land in Davidson County, Tennessee, being a part of Lot No. 74 on the Plan of Barrow Grove, as of record in Book S, Page 279, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated November 3, 1956, as follows:

Beginning at a point in the easterly margin of 5th Avenue, South, said point being 102 feet northerly from the intersection of 5th Avenue, South and Ash Street; thence around a curve to the right having a radius of 19 feet, a distance of 41 feet to a point in the southerly margin of Lafayette Street; thence with said margin of said street in a southeasterly direction a distance of 15.96 feet to a point; thence 60 deg. 45 min. West 39.9 feet to the point of beginning.

Tract II: Land in Davidson County, Tennessee, being the westerly 106 feet of Lot No. 73 and the southerly 6 feet of the westerly 106 feet of Lot No. 74, on the Plan of Barrow Grove, as of record in Book "S", Page 279, Register's Office for said County, described as follows:

Beginning at the northeast corner of 5th Avenue South and Ash, formerly Troost Street; thence with the northerly margin of Ash Street, eastwardly 106 feet; thence northwardly 102 feet; thence westwardly 106 feet to the easterly margin of 5th Avenue, South; thence with the easterly margin of said Avenue, southwardly 102 feet to the beginning, including but excluding therefrom that part of said property condemned by the City of Nashville for the extension of Lafayette Street and actually utilized by said City for street purposes, more fully described in decree of record in Minute Book 36, Page 249, Third Circuit Court, and further described by decree in Minute Book 58, Page 327, Chancery Court for Davidson County, Tennessee.

INCLUDED IN THE AFOREDESCRIBED TRACTS OF LAND, BUT EXPRESSLY EXCLUDED THEREFROM, is that certain out-conveyance unto the Metropolitan Government of Nashville and Davidson County, Tennessee, a permanent right-of-way, in fee simple, as set forth in the Exhibit in Instrument No.20140918-0085861, Register's Office for Davidson County, Tennessee, to which record reference is hereby made, and the property being conveyed by this instrument is: the land identified and and shown on said Instrument Exhibit labeled, "**EXCLUDED FROM RIGHT-OF WAY ACQUISTION**", consisting of 3,062 S.F. or 0.07 acres, i.e. the remainder parcel retained by Brothers Investments, Inc. and not conveyed unto the Metropolitan Government.

Being a part of the same property as conveyed to Brothers Investments, Inc. by deed of record in Instrument No. 20061228●159943, Register's Office for Davidson County, Tennessee.

This is improved commercial property.

This conveyance is subject to all applicable leases, zoning ordinances; utility, sewer, drainage and other easements of record; any applicable covenants, restrictions and declarations and all other matters of record; and in conformity with approved disposition of corporate assets as authorized by its Board of Directors and all shareholders, being the undersigned.

This is improved property known as 427 Lafayette St., Nashville, Tennessee 37203.

Witness our hands this 25 day of January, 2016.

[The remainder of this page is intentionally blank, signatures and notary acknowledgement on the following page]

WS
WA

BROTHERS INVESTMENTS, INC.,
a Tennessee Corporation

By: _____
William Shaar, President/Director/Shareholder

By: _____
Walid Al-Nimri, Secretary-Treasurer/Director/Shareholder

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 William Abu Shaar and Walid Al-Nimri, who, upon oath acknowledged themselves to respectively be the President and Secretary-Treasurer, Directors and Shareholders of Brothers Investments, Inc., the bargainor, with whom I am personally acquainted, and who acknowledged that they as such President and Secretary-Treasurer, respectively, Director and Shareholder, executed the within instrument for the purposes therein contained, by signing for Brothers Investments, Inc. as President and Secretary-Treasurer, Directors and Shareholders, duly authorized without the joinder of any other person, officer or entity.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2016.

_____
NOTARY PUBLIC

My commission expires: 7-24-2019

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