BILL GARRETT, Davidson County
Trans:T20160006379 DEEDQC
Recvd: 01/25/16 14:30 2 pgs
Fees:12.00 Taxes:0.00
20160125-0006995

FROM: WILLIAM SHAAR and ALBERTO FORERO

TO: SHAAR FORERO PROPERTIES, INC.

QUITCLAIM DEED

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

Shaar Forero Properties, Inc.
4313 Belle Mina Lane
Franklin, Tennessee 37064

Same

Map 072-02-0
Parcel 059.00

This instrument prepared by:

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

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

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

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 25 day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

We, **William Shaar and Alberto Forero**, do hereby quitclaim to **Shaar Forero Properties, Inc., a Tennessee Corporation**, all of our undivided interest in and to the following described land heretofore held as tenants in common:

See Exhibit "A" attached hereto.

Being the same property interest as quitclaimed to Alberto Forero by quitclaim from William Shaar, of record in Instrument No. 20131212-0125744, and the same property as originally conveyed to William Shaar by deed of record in Instrument No. 20131202-0122345 , Register's Office for Davidson County, Tennessee.

The aforedescribed tract of land is commercial property and is not the principal place of residence of the Grantors.

This conveyance is subject to all applicable leases, covenants, restrictions and declarations, and zoning ordinance; utility, sewer, drainage and other easements of record; and conveyance is made by virtue of incorporation by the owners forming a Tennessee corporation.

This is improved property known as 3405 Gallatin Pike, Nashville, Tennessee 37216.

Witness my hand this 25th day of January, 2016.

_____
WILLIAM SHAAR

_____
ALBERTO FORERO

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 Shaar and Alberto Forero, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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.

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE: BEING A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS TO WIT:

FRONTING APPROXIMATELY 100 FEET ON THE WESTERLY SIDE OF GALLATIN ROAD AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GALLATIN ROAD AND MAPLEWOOD, FORMERLY MASONIC HOME ROAD, AND EXTENDING BACK FROM GALLATIN ROAD ALONG THE SOUTHERLY SIDE OF MAPLEWOOD ROAD BETWEEN PARALLEL LINES APPROXIMATELY 175 FEET; THE EASTERLY 125 FEET OF SAID PROPERTY IS MORE PARTICULARLY DESCRIBED IN A DEED TO ROBERT C. MCADAMS DATED SEPTEMBER 29, 1932, FROM G.W. ALLEN AND WIFE, REBECCA R. ALLEN, OF RECORD IN BOOK 913, PAGE 380, SAID REGISTER'S OFFICE, WITH RESPECT TO WHICH THERE IS A DEED OF CORRECTION FROM SAID ALLENS TO ROBERT G. MCADAMS, DATED SEPTEMBER 22, 1932, OF RECORD IN BOOK 921, PAGE 24, SAID REGISTER'S OFFICE, BY WHICH CORRECTION WAS MADE IN THE DESCRIPTION OF A PIPELINE EASEMENT AND THE USE OF A SPUR TRACT, AND THEREIN HEREBY CONVEYED ALL RIGHTS, EASEMENTS, ETC. CONVEYED TO ROBERT G. MCADAMS BY SAID DEED AND DEED OF CORRECTION FROM SAID ALLENS, WHICH ROBERT G. MCADAMS OWNED AT THE TIME OF HIS DEATH. THE WESTERLY 50 FEET OF SAID PROPERTY WAS VESTED IN ROBERT G. MCADAMS BY DECREES OF THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN MINUTE BOOK 57, PAGE 351, AND MINUTE BOOK 58, PAGE 381, IN THE OFFICE OF THE CLERK AND MASTER OF SAID COURT, WHICH DECREES ARE ALSO OF RECORD IN BOOK 1975, PAGE 87, REGISTER'S OFFICE AND WHICH DESCRIBED SAID 50 FEET AS FOLLOWS:

A TRACT OF LAND IN THE 11TH FORMERLY 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE MAPLEWOOD LAND, DESCRIBED ACCORDING TO A SURVEY MADE BY E.R. SOUTHAGE AND SONS, SURVEYORS, MAY 8, 1946, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF MAPLEWOOD, FORMERLY MASONIC HOME ROAD, 125 FEET ON THE WESTERLY MARGIN OF GALLATIN ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE FIRST TRACT OF LAND CONVEYED TO ROBERT G. MCADAMS BY DEED FROM G.W. ALLEN AND WIFE, OF RECORD IN BOOK 913, PAGE 380, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF MAPLEWOOD ROAD WESTWARDLY 50 FEET; THENCE SOUTHWARDLY 100 FEET; THENCE EASTWARDLY 50 FEET; THENCE SOUTHWARDLY 100 FEET; THENCE EASTWARDLY 50 FEET TO AN IRON PIN; MCADAMS SOUTHWEST CORNER; THENCE WITH HIS WESTERLY LINE NORTHWARDLY 100 FEET TO THE BEGINNING.