Davidson County DEEDQC
Recvd: 02/05/16 14:26 4 pgs
Fees:22.00 Taxes:0.00
20160205-0011508

This Instrument Prepared by:
N. Courtney Hollins, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 29th day of January, 2016.

Notary Public

My Commission expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MACS Retail LLC 4525 Ayers Street Corpus Christi, Texas 78415	Same as Owner **Map/Parcel: 072-10-0-155-00**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **J A S GROUP, INC., a Tennessee corporation**, "Grantor", does hereby quitclaim and convey unto **MACS RETAIL LLC, a Virginia limited liability company**, "Grantee", all of it's right, title and interest in and to that certain tract or parcel of land known as 2814 Gallatin Pike, and located in Nashville, Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 29th day of January, 2016.

GRANTOR:

J A S GROUP, INC.,
a Tennessee corporation

By: Sherif Roufail
Sherif Roufail, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared SHERIF ROUFIAL, 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 President of J A S GROUP, INC., the within named bargainor, a Tennessee corporation, and that as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President.

Witness my hand and seal this 29th day of January, 2016.

Jodean M. King
Notary Public

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a set ½" dia. iron rebar with GS&P cap common corner with Lot 1 McDonald's Corporation Subd. Plat Book 4885, Page 25, recorded in the Davidson County Register of Deeds and in the east right of way of Gallatin Pike thence said right of way line North 24 Degrees 01 Minutes 53 Seconds East for 199.55 feet to a set ½" dia. iron rebar with GS&P cap common corner Lot 1 Final Subdivision Plat Parts America Plat Book 9700, Page 262 recorded in the Davidson County Register of Deeds; Thence with said line South 71 Degrees 27 Minutes 01 Seconds East for 259.42 feet to a found 5/8" dia. iron rebar common corner with The Parks at Five Points, LLC Deed instrument No: 20101230-0104056 recorded in the Davidson County Register of Deeds; Thence with said line the following three (3) calls and distances: 1) South 71 Degrees 36 Minutes 17 Seconds East for 87.36 feet to a set ½" dia. iron rebar with GS&P cap common corner; 2) South 23 Degrees 12 Minutes 25 Seconds West for 99.74 feet to a found ½" dia. iron rebar; 3) South 22 Degrees 31 Minutes 11 Seconds West for 141.21 feet to a found concrete monument common corner with Lot 1 McDonald's Corporation Subd. Plat Book 4885, Page 25, recorded in the Davidson County Register of Deeds; Thence with said line North 64 Degrees 39 Minutes 52 Seconds West for 350.42 feet to the point of beginning. Area being 76,498.21 Square Feet or 1.76 Acres more or less

The above description being pursuant to 2011 A.L.T.A./A.C.S.M Land Title Survey, 2814 Gallatin Pike, Project Number 40624.11, dated July 1, 2015, last revised December 15, 2015, prepared by Gresham Smith and Partners by Kenneth D. Church, TN RLS 1004.

Being the same property conveyed to J A S Group, Inc., a Tennessee corporation, from Steven G. Laviola, a married man, by Deed of record in Instrument No. 200408040093884, in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Macs Retail LLC, a Virginia limited liability company by General Warranty Deed from J A S Group, Inc., a Tennessee corporation, of record in Instrument No. 20160205-0011507 Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: