Davidson County DEEDQC
Recvd: 03/28/16 16:02 4 pgs
Fees:22.00 Taxes:0.00
20160328-0029113

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue, Ste. 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 28th day of March, 2016. Notary Public My Commission Expires: 10-18-2016

DEANNA TRIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CJMK Properties, LLC 939 Oak Valley Lane Nashville, TN 37220	New Owner	Map and Parcel No.: 105 10 0 072.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Michelle B. Hiller ("Grantor"), does hereby quitclaim, transfer and convey unto CJMK Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors assigns, of all her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This transfer is subject to a prior deed of trust executed in favor of First Tennessee Bank National Association and of record as Instrument No. 20050114-0005545, Register's Office for Davidson County, Tennessee, as modified by an amendment of record as Instrument No. 20150421-0035688, Register's Office for Davidson County, Tennessee.

This is improved property known as 1510 Fort Negley Boulevard, Nashville, Davidson County, Tennessee 37203.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of March, 2016.

Michelle B. Hiller

Michelle B. Hiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle B. Hiller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of March, 2016.

Notary Public
My Commission Expires: 6/26/17

SANDRA DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2017
COUNTY OF SUMNER

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 2 of Davidson Equipment, Inc. Subdivision of record in Book 6900, page 42, Register's Office for said County, described as follows:

Beginning at an iron pin in the westerly right-of-way margin of the L & N Railroad properly, said iron pin being the southeast corner of the Norvell & Wallace properly; thence with said right-of-way S 9 deg. 05' 18" E 327.42 feet to an iron pin, the centerline of Argyle Avenue (now closed by Council Bill 74-954); thence with said line N 82 deg. 55' 35" W 465.45 feet to an iron pin in the easterly right-of-way of I-65; thence with said right-of-way N 1 deg. 13' 30" W 296.53 feet to a concrete monument; thence S 85 deg. 13' E 120.0 feet to a point; thence N 4 deg. 33' W 20.49 feet to a point; thence S 82 deg. 12' 08" E 301.38 feet to the point of beginning, containing 3.16 acres, more or less.

Being the same property conveyed to James P. Hiller and wife, Michelle B. Hiller, by deed from 1510 Fort Negley, LLC recorded as Instrument No. 20050114-0005544, Register's Office for Davidson County, Tennessee.

James P. Hiller having since conveyed his interest in the subject property to Michelle B. Hiller by Quitclaim Deed dated July 31, 2007, of record in Instrument No. 20070807-0094417 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

