BILL GARRETT, Davidson County
Trans:T20160048875 DEEDQC
Recvd: 06/09/16 10:50 2 pgs
Fees:13.00 Taxes:18.50

20160609-0058329

This Instrument Prepared By and Returned To:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
American Automotive Group Corporation **4117 Hillsboro Pike #103 Box 348** **Nashville, TN 37215-2748**	**Same**	**Map 105-3** **Parcel 258**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Anne Edwards,** do hereby quitclaim and by these presents does transfer and convey my right, title and interest unto, **American Automotive Corporation, a Tennessee corporation,** in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book 2, page 182, Register's Office for Davidson County, Tennessee, further described as follows:

Lying on the west side of South Market Street, now 2nd Ave. South beginning at a point in the western margin of said street 232 feet north of the southeast corner of Lot No. 27, extending thence northwardly along the western margin of said street 35 feet; thence at right angles westwardly 137 feet, more or less, to the eastern margin of an alley; thence along the eastern margin of said alley, southwardly 35 feet; thence eastwardly 137 feet, more or less, to the beginning.

Being the same property conveyed to Anne Edwards, a one-half (1/2) undivided interest and James Thomas Edwards, Jr., Alan Andrew Edwards and Scott Coleman Edwards, as tenants in common with a one-half (1/2) interest, filed for record on November 24, 2015 as Instrument No. 20151124-0119006, Register's Office for Davidson County, Tennessee.

This Property is knows as: 1233 Second Avenue South, Nashville, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17 **day of May, 2016.**

Anne Edwards
Anne Edwards

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, **Anne Edwards**, the bargainor, with whom I am personally acquainted (or whose identity was 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 and official this 17 day of May, 2016.

My Commission Expires: 4-6-2020

Benton M. Ozburn
NOTARY PUBLIC

BENTON M. OZBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is - $5,000.00.

(Affiant)

Subscribed and sworn to before me, this 17 day of May, 2016

NOTARY PUBLIC

My Commission Expires: 4-6-2020

BENTON M. OZBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 6, 2020