QUITCLAIM DEED

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2016

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RMA Properties, LLC (NAME)	Same (NAME)	
686 Shawnee Drive (ADDRESS)	(ADDRESS)	105.03-0-252.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **RICHARD M. AUSTELL, JR.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **RMA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING PART OF LOT NO. 22 ON THE PLAN OF JOHN NELSON'S ADDITION, OF RECORD IN PLAN BOOK 2, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE SOUTH, FORMERLY MARKET STREET AS THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BRANSFORD REALTY COMPANY BY DEED FROM JERRY P. MAHONEY, OF RECORD IN BOOK 1081, PAGE 351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTHERLY 40 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BURK T. MOORE BY DEED FROM G. W. COMER AS OF RECORD IN BOOK 1169, PAGE 194, SAID REGISTER'S OFFICE; THENCE WITH MOORE'S NORTH LINE, WESTERLY 130 FEET, MORE OR LESS TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHERLY 40 FEET TO THE SOUTHWEST CORNER OF THE BRANSFORD REALTY COMPANY PROPERTY; THENCE ALONG THE SOUTHERLY LINE, EASTERLY 130 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD M. AUSTELL, JR., BY QUITCLAIM DEED FROM RMA PROPERTIES, LLC, OF RECORD IN INSTRUMENT NUMBER 20101209-0098053, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED DECEMBER 3, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans: T20160092263 DEEDQC
Recvd: 10/19/16 10:17 2 pgs
Fees: 12.00 Taxes: 0.00
20161019-0110397

This is
( ) **unimproved**
(X) **improved**

property known as **1211 2ND Ave. South, Nashville, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 17 day of Oct., 2016.

Richard M. Austell, Jr.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. Austell, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of October, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212