Davidson County DEEDQC
Recvd: 10/26/16 15:55 4 pgs
Fees:22.00 Taxes:0.00
20161026-0113415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2016.

Notary Public
My commission expires: 9.16.18

This instrument prepared by:
JOE VAULX CROCKETT, III, ESQ.
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Small Brothers Properties 3025 Lakeshore Drive Old Hickory, Tennessee 37138	Same	Map 93-140 Parcels 303 and 307

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES STEINER SMALL and JONATHAN SAMUEL SMALL (collectively, "GRANTOR"), has bargained and sold, and by these presents does hereby quitclaim, transfer, and convey unto SMALL BROTHERS PROPERTIES, a Tennessee general partnership ("GRANTEE"), all of GRANTOR'S interest in and to that real estate in Nashville, Davidson County, Tennessee, described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 701 and 709 Ewing Avenue, Nashville, Davidson County, Tennessee 37203.

Whenever used herein, the singular number 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 hereunto set its hand this 26TH day of October, 2016.

Charles Steiner Small

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named Charles Steiner Small, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 26TH day of October, 2016.

Notary Public
My Commission Expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Jonathan Samuel Small

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named Jonathan Samuel Small, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 26TH day of October, 2016.

Notary Public
My Commission Expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

PROPERTY DESCRIPTION

Tract I

Lot No. 78 and the northerly part of Lot No. 79 on the Plan of O. Ewing's Addition, as of record in Book 21, page 120, in the Register's Office of Davidson County, Tennessee, described together as follows:

Beginning at the southwest corner of Ewing Avenue and Middleton, formerly Railroad or Fern Street; thence with the westerly margin of Ewing Avenue, southwardly 84 feet, more or less to the northeast corner of the property conveyed to Ed Green by Deed from Elnora Sevier Green, of record in Book 2200, page 533, said Register's Office; thence with the northerly line of said Green property, westwardly 150 feet to the easterly margin of an alley; thence with said alley, northwardly 84 feet, more or less, to the southerly margin of Middleton Street; thence with said street eastwardly 150 feet to the beginning.

Tract II

The southerly 16 feet of Lot No. 79 and the northerly 30 feet of Lot No. 80 on the Map of O. Ewing's Addition, as of record in Book 21, page 120, Register's Office for said county.

Said parts of Lots Nos. 79 and 80 front together 46 feet on the westerly side of Ewing Avenue and run back between parallel lines, parallel to and 84 feet southerly from the southerly margin of Railroad Street, 150 feet to an alley.

Tract III

The southerly 20 feet of Lot No. 80 on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, page 120, Register's Office for said county.

Said part of Lot No. 80 fronts 20 feet on the westerly side of Ewing Avenue and runs back between parallel lines, with the northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Charles Steiner Small and Jonathan Samuel Small, as tenants in common from Stephen C. Small and Elise S. Small, Co-Trustees under Agreement dated November 30, 1992, by Quitclaim Deed of record in Instrument No. 200911130104889, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A

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

My Commission Expires: 6/20/2017

Notary Seal:

