QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160104908 DEEDQC
Recvd: 11/29/16 13:50 2 pgs
Fees:12.00 Taxes:0.00
20161129-0125170

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

JTG-13-1537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(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)
G and M Properties, LLC (NAME)	**G and M Properties, LLC** (NAME)	
2012 21st Ave. S. (ADDRESS)	**2012 21st Ave. S.** (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville, TN 37212** (CITY) (STATE) (ZIP)	**P/O 81-11-586.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **G AND M PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **G AND M PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF OF LOT NO. 173, ON THE PLAN OF D.T. MCGAVOCK'S ADDITION, OF RECORD IN PLAT BOOK 21, PAGE 41, SAID REGISTER'S OFFICE.

SAID NORTHERLY ONE-HALF OF LOT 173 FRONTS 25 FEET ON THE WESTERLY SIDE OF 12TH AVENUE NORTH (FORMERLY FLORENCE STREET) AND EXTENDS BACK BETWEEN PARALLEL LINES 154 FEET TO AN ALLEY IN THE REAR.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO G AND M PROPERTIES, LLC, BY QUITCLAIM DEED FROM JKJB, LLC FILED FOR RECORD ON 26TH DAY OF SEPTEMBER 2013 IN INSTRUMENT NO. 20130926-0101087, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NOTE: THIS INSTRUMENT IS BEING RECORDED TO <u>OBTAIN A SEPARATE TAX MAP AND PARCEL NUMBER</u> AND TO GIVE NOTICE THAT DEED BOOK 2996, PAGE 601 RECORDED ON DECEMBER 11, 1959 IN THE OFFICE OF THE DAVIDSON COUNTY REGISTER OF DEEDS IS A PRIOR DEED IN THE CHAIN OF TITLE FOR THIS PROPERTY. SAID DEED IS REFERENCED IN THIS INSTRUMENT FOR THE PURPOSE OF ESTABLISHING THAT <u>THE ABOVE DESCRIBED LOT IS A LEGALLY NONCONFORMING LOT</u> THAT EXISTED PRIOR TO THE EFFECTIVE DATE OF THE ORDINANCE CODIFIED IN TITLE 17.40.670, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY MUNICIPAL ZONING CODE.

This is property known as 1537 12th Avenue North Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 22nd day of November 2016.

G and M Properties, LLC

Laura Mitchell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of November, 2016, before me personally appeared LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of G and M Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of November 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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