THIS INSTRUMENT WAS PREPARED BY:
Chaffin & Burnsed, PLLC
49 Music Square West, Suite 502
Nashville, TN 37203

Davidson County DEEDQC
Recvd: 12/28/16 15:13 4 pgs
Fees:22.00 Taxes:0.00
20161228-0136549

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0

Cecilia Kendall
Affiant

Subscribed and sworn to before me this the 22nd day of December, 2016.

Notary Public

My Commission Expires: 3-16-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
RAK Properties Family, LLC P.O. Box 1605 Brentwood, TN 37024	**RAK Properties Family, LLC** PO BOX 1605 BRENTWOOD, TN 37024	**092-08-0-194.00**

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ronald D. Atkisson and wife, Karen A. Atkisson** by these presents does hereby quitclaim and convey his entire undivided interest in the real properties described below unto **RAK PROPERTIES FAMILY, LLC**, their heirs and/or assigns, together with all other right, title and interest he may have in and to the following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract or parcel of land lying north of Charlotte Avenue (Formerly Cedar Street) and between 13th Avenue North and the centerline of 14th Avenue North (now closed) in Nashville, Davidson County, Tennessee and being all of that certain tract described in a Warranty Deed from Erna Sender to Phillips Petroleum Company dated November 26, 1968, and also being all of that certain tract described in Warranty Deed from Frank Finkelstein et ux to Phillips Petroleum Company dated November 26, 1968, SAVE and EXCEPT a strip of land along the westerly side of the said Finkelstein tract, the said strip having been conveyed by Warranty Deed to the State of Tennessee by Phillips Petroleum Company and designated as Tract 92-5-192, 193, A-194-5 of Project I-40-4 (10) 208, the property hereby conveyed being more particularly described as follows:

Commencing at the intersection of the north line of Charlotte Avenue (Formerly Cedar Street) and the west line of 13th Avenue North in the City of Nashville; Thence along said north line S 61 degrees 26' 08" W 109.5 feet: Thence N 28 degrees 28' 13" W 45.36 feet to the southwest corner of the aforesaid Sender tract for the TRUE POINT OF BEGINNING of the herein described tract;

Thence N 28 degrees, 28.' 13" W 104.64 feet to the northeast corner of said Sender tract, being on the south line of an alley;

Thence with said alley like on an approximate bearing of s 61 degrees 27' w a distance of 160 feet to a point 15 feet easterly, measured along said alley line, from the centerline of 14th Avenue North, now closed;

Thence S 28 degrees 28' 13" E, parallel with a 15 feet easterly from said centerline, 91.05 feet to the beginning of a left curve having a radius of 15 feet.

Thence with said left curve for an arc distance of 23.55 feet to a point on the north line of lands owned by the State of Tennessee.

Thence with said north lines N 61 degrees 34' 16" E 66.65 feet and N 60 degrees 16' 55" E 78.37 feet t the point of beginning containing 0.387 acres more or less.

Being the same property conveyed to Ronald D. Atkisson and wife, Karen A. Atkisson by deed from G.K.E. Enterprises, L.P., a Delaware Limited Partenrship dated August 1, 2000, of recording in Instrument No. **20000901-0086627,** Register's Office for Davidson County, Tennessee.

Being improved property known as 1310 Charlotte Avenue, Nashville, TN, 37203

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of December, 2016.

Grantors:

Ronald D. Atkisson

Karen A. Atkisson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Ronald D. Atkisson and wife, Karen A. Atkisson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of December, 2016.

Notary Public

My Commission Expires: 3-16-18



True Copy Certification

I, Heather D. Wood, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Janet E. Gers, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janet E. Gers

Notary's Signature

My Commission Expires:

3-6-18

