BILL GARRETT, Davidson County
Trans:T20170001716 DEEDQC
Recvd: 01/09/17 08:44 2 pgs
Fees:12.00 Taxes:0.00
20170109-0001959

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Joey Seals	(NAME) New Owner	43-13/21.00
(STREET ADDRESS) 1022 Stafford Court		
(CITY) Hendersonville (STATE) TN (ZIP) 37075	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged TODD MINGLE, JOEY SEALS AND STEVE HANNAH DOING BUSINESS AS MINGJOHAN, A Tennessee General Partnership, Grantor, does hereby quitclaim and convey unto JOEY SEALS, a married man, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Land in Davidson County, Tennessee being three adjoining parcels, the first two described parcels having been merged into one parcel for the tax purposes of Metro Government and being identified as Parcel 21 of Map 43-13 and the third described parcel being identified as Parcel 23 of Map 43-13; said parcels being described as follows:

PARCEL 1:

Being the east 50 feet of Lot No. 3 on the Map of B.F. Bixler Plan or Opal Bixler Plan of Lots in the 11th Civil District of said County, not of record, and described according to a copy of a survey thereof made by John Wilkes, Civil Engineer, dated May 29, 1929, as follows:

BEGINNING at the northeast intersection of Old Hickory Boulevard and Delaware Avenue; thence with the margin of Delaware Avenue, northerly 200 feet to the south line of Lot 15; thence with the line between Lots 3 and 15, easterly 50 feet to the corner of Lots 4 and 16; thence with the line between Lots 3 and 4 southerly 200 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, westerly 50 feet to the beginning.

PARCEL 2:

Being the westerly part of Lot No. 4 on the Map of O.R. Bixler's Property not of record described according to a copy of a survey thereof made November 22, 1934, by John Wilkes, Civil Engineer, and described as follows:

Beginning at the southwest corner of C.C. Hamilton's Lot, Being the property conveyed to him in Book 1082, page 502, Register's Office for said County, running thence northwardly with the westerly margin of Hamilton's Lot 200 feet to the southerly margin of Lot 16; thence with the southerly margin of Lot 16, Westwardly 50 feet to the corner of Lots 3 and 15, thence southwardly with the easterly margin of Lot No. 3, 200 feet to the northerly margin of Old Hickory Boulevard 50 feet to the point of beginning.

Being the same property conveyed to Todd Mingle and Joey Seals and Steve Hannah doing business as MINGJOHAN, a Tennessee General Partnership by Warranty Deed from Billy Joe Seals and Montye C. Seals as recorded in Instrument Number 20050617-0069278, R.O.D.C.

The property address is: 425 and 433 East Old Hickory Boulevard, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 30th day of December, 2016.

Affiant

My commission expires: 3/27/18
(Affix Seal)

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand this 30th day of December, 2016.

Todd Mingle

Todd Mingle, Partner

Joey Seals

Joey Seals, Partner

Steve Hannah

Steve Hannah, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of December, 2016, before me personally appeared Todd Mingle, Joey Seals and Steve Hannah, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 30th day of December, 2016.

Notary Public

3/27/18
My Commission Expires:

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Todd Mingle, Joey Seals and Steve Hannah , Partners for MINGJOHAN, a Tennessee General Partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the partners of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of December, 2016 .

Commission expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY