28428-8

BILL GARRETT, Davidson County
Trans:T20170007625 DEEDQC
Recvd: 01/26/17 11:38 2 pgs
Fees:12.00 Taxes:0.00
20170126-0008574

QUITCLAIM DEED

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2017.

Notary Public

My commission expires: MARCH 6, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The Nashville Food Project, Inc.	New Owner	**Map 091-02-0 Parcel 244.00** **Map 091-02-0 Parcel 241.00** **Map 091-02 Parcel 242.00**
1508 60th Avenue North		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank Bessire, also known as Frank E. Bessire, and Maurice E. Bessire, also known as Maurice Edward Bessire

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

The Nashville Food Project, Inc., a Tennessee non-profit organization

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a set 1/2" diameter iron rebar with GS&P cap marking the point of intersection of the north right of way line of California Avenue and the east right of way line of 60th Avenue North thence with said line North 5 Degrees 30 Minutes 52 Seconds East 284.54 feet to set ½" diameter iron rebar with GS&P cap in the center line of closed right of way (METRO Ordinance No. BL2008-261) of 58th Avenue N.; Thence with said line South 32 Degrees 58 Minutes 07 Seconds East for 161.18 feet to a set 1/2" diameter iron rebar with GS&P cap; Thence crossing the closed right of way of 58th Avenue N. South 05 Degrees 37 Minutes 32 Seconds West for 40.08 feet to a point marking the northern corner of Elbert Faulkner in Deed Book 5770 Page 421 recorded in the Davidson County Register of Deeds; Thence with said line South 05 Degrees 37 Minutes 32 Seconds West for 116.96 feet to a set 1/2" diameter iron rebar with GS&P cap in the north right of way of California Avenue; Thence with said line North 85 Degrees 15 Minutes 00 Seconds West for 100.00 feet to the point of beginning. Parcel of land containing 0.51 Acres more or less (22,120.81 Square Feet more or less) Land Description prepared by Kenneth D. Church TN RLS 1004 from survey dated January 9, 2017. Source of North per Deed Instrument Number 201111118-0090677. NOTE 9 ON SURVEY: Block 18 on the Cherokee Park Subdivision, a plan of said subdivision is of record in Book 161 Page 75 Davidson County Register of Deeds, which shows location of the Street, but does not show Block 18 Lots 1, 2, 3 and 5. Deed Book 5770 Page 421 indicates an unrecorded plan of Block 18.

TRACT I Map 091-02-0 Parcel 244.00:
Being the same property conveyed to Frank Bessire and wife, Joan Bessire, by Deed dated March 28, 1986 from First American National Bank of Nashville, of record in Book 6816, Page 64, Register's Office for Davidson County, Tennessee. The said Joan H. Bessire, married having quitclaimed to Maurice E. Bessire, by Quitclaim Deed of record in Instrument No. 20150727-0073880, said Register's Office.

TRACT II Map 091-02-0 Parcel 241.00:
Being the same property conveyed to Frank Bessire, et ux, by Deed dated May 3, 1985 from Violitt Mishler, an unmarried woman, of record in Book 6548, Page 921, Register's Office for Davidson County, Tennessee. The said Joan H. Bessire, married, having quitclaimed to Maurice E. Bessire, by Quitclaim Deed dated July 3, 2015, of record in Instrument No. 20150727-0073881, said Register's Office.

TRACT III Map 091-02 Parcel 242.00:
Being the same property conveyed to Sandy Denise Bessire, by Deed dated October 1, 2001 from Susan Allie Bessire McDowell, of record in Instrument No. 20011004-0108300, Register's Office for Davidson County, Tennessee. The said Sandy Denise Bessire having quitclaimed to Frank E. Bessire and Maurice Edward Bessire, by Quitclaim Deed of record in Instrument No. 20011029-0117646, said Register's Office.

This property is not now nor ever has been the principal residence of the Grantors or the Grantors' spouses.

This instrument is being executed on behalf of Frank E. Bessire, pursuant to a Power of Attorney executed by same on the 28th day of December, 2009, of record in Instrument No. 20150602-0050814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (____) Unimproved (__x__) property, known as: **1508 60th Avenue North, Nashville, Tennessee 37209**
5902 California Ave., Nashville, Tennessee 37209
5904 California Ave., Nashville, Tennessee 37209

Witness my/our hand(s) this **23rd** day of **January, 2017.**

Frank Bessire aka Frank E. Bessire by Maurice Eddie Bessire Atty-in-fact

Frank Bessire aka Frank E. Bessire, by Maurice Eddie Bessire, Attorney-in-Fact

Joan Bessire

Joan Bessire

Maurice Bessire aka Maurice E Bessire

Maurice Bessire aka Maurice E. Bessire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Maurice Bessire aka Maurice E. Bessire,** the within named seller, 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 at Nashville, Tennessee, this **23rd** day of **January, 2017.**

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joan Bessire,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2017.**

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Maurice E. Bessire (aka Maurice Eddie Bessire)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Frank E. Bessire**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Frank E. Bessire**, for the purpose therein contained, by signing the name of **Frank E. Bessire**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2017.**

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018