BILL GARRETT, Davidson County
Trans:T20170018331 DEEDQC
Recvd: 03/02/17 15:27 3 pgs
Fees:17.00 Taxes:0.00
20170302-0020973

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE.

Affiant

Subscribed and sworn to before me, this 2 day of March, 2017.

Notary Public

My commission expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
670 James Avenue, LLC c/o 4219 Hillsboro Pike Suite 330 Nashville, TN 37215	SAME	09105012200

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **670 JAMES AVENUE, LLC**, a Tennessee limited liability company, all right, title and interest

of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Property located in the 20th Councilmanic District of Davidson County, TN., Tax Map 91-5, Parcels 122 and 124, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN, 37146, dated 02-19-12, File Number 740, as follows:

Beginning at a set iron rod in the south margin of James Avenue and being the common corner to James Daniel, Jr. (Instr: 200410050119561) which is also Lot 1 on the plan of Moss-Wood Subdivision (Book 2663, Page 102, R.O.D.C); Thence with the margin of James Avenue N 69 degrees 55 minutes 26 seconds E a distance of 280.66 feet to a set iron rod; Thence N 70 DEGREES 17 MINUTES 52 SECONDS E a distance of 279.67 feet to an existing iron rod and common corner to The Holt-Southeast Corporation (Book 9433, Page 962) which is also Lot 1 on the plan of James A. Tant Property, ET AL Property (Book 8250, Page 191); Thence with said Holt-Southeast Corporation and Third Mulch Property Company, LLC (Instr: 200612010148319) S 09 degrees 13 minutes 31 seconds W a distance of 519.31 feet to a set iron rod and common corner to Lots 2 and 3 of said James A. Tant Property, ET AL Property and common corner to David C. Schmutz (Instr:200612040149282); Thence with Second Mulch Company (Deed Book 11311, Page 983) S 71 DEGREES 07 MINUTES 00 SECONDS W a distance of 275.02 feet to an existing concrete monument being the common corner Tammy Hutchinson (Instr: 200806090059305) and being the corner of a "Reserve" parcel shown on Moss-Wood Subdivision (Book 2663, Page 102, R.O.D.C); Thence with said "Reserve" lot N 08 degrees 54 minutes 43 seconds E a distance of 100.40 feet to an existing concrete monument; Thence N 83 degrees 38 minutes 34 seconds W a distance of 66.09 feet to an existing concrete monument and common corner to Tammy Hutchison (Instr: 200806090059305) and common corner to Lot 23 of Moss-Wood Subdivision; Thence N 23 degrees 24 minutes 03 seconds W a distance of 21.69 feet to an existing concrete monument; Thence with the terminus of Laredo Avenue N 23 degrees 34 minutes 35 seconds W a distance of 49.89 feet to an existing concrete monument and common corner to Federal Home Loan Mortgage Corporation (Instr: 201110260083189) and Lot 22 of Moss-Wood Subdivision; Thence N 23 degrees 41 minutes 01 seconds W a distance of 130.50 feet to an existing concrete monument and common corner to James Daniel, Jr. (Instr: 200410050119561) and Lot 1 of Moss-Wood Subdivision; Thence N 23 degrees 40 minutes 27 seconds W a distance of 130.29 feet to a set iron rod which is the point of beginning, having an area of 186191 square feet, 4.27 acres.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Bellar Auto Parts, Inc., a Tennessee corporation, of record in Instrument No. 20151221-0127692, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is unimproved property known as 670 James Avenue, Nashville, TN 37209.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 2 day of March, 2017.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 2 day of March, 2017.

_____
Notary Public

My Commission Expires: _____

