Davidson County DEEDQC
Recvd: 04/13/17 09:59 4 pgs
Fees:22.00 Taxes:0.00
20170413-0036096

THIS INSTRUMENT PREPARED BY:

(X-0236)
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kimmel Realty Co., Inc. P.O. Box 90921 Nashville, TN 37209	Owner	09112026700 09112026800 09112026900

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Kimmel Realty Co., Inc.**, a Tennessee Corporation, hereinafter called the Grantor, by these presents does transfer, convey and quitclaim unto **Kimmel Realty Co., Inc.,** a Tennessee Corporation, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This instrument has been executed and delivered in order to combine the within described land into a single tax parcel.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of April, 2017.

Kimmel Realty Co., Inc., a Tennessee Corporation

By: _____
Charles H. Potter, *President

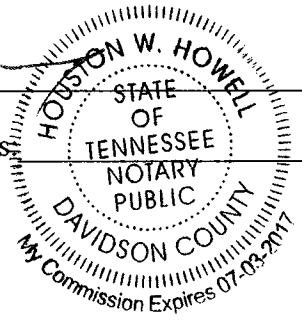
*Jr.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles H. Potter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Kimmel Realty Co., Inc., a Tennessee Corporation, the within-named bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 13th day of April, 2017.

Notary Public
My Commission Expires:



STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 13th day of April, 2017.

Notary Public
My Commission Expires:

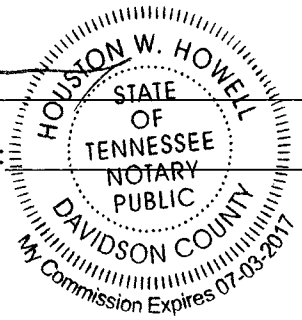


EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, State of Tennessee, consisting of three tracts described as follows, to-wit:

Tract 1:

A certain tract of land situated in Davidson County, Tennessee being described according to an unrecorded survey made by William Robert Seigenthaler (Tennessee Registered Surveyor No. 177) dated October 27, 1985, revised on November 20, 1986 and re-drawn on December 10, 1986 to wit:

Beginning at a point in the westerly margin of 39th Avenue North, being the most northeasterly corner of certain property now owned by Robert E. Jackson and wife, Josephine H. Jackson, (said property having been acquired by them by deed of record in Book 5429, Page 152, Register's Office for Davidson County, Tennessee); thence, continuing along said westerly margin of 39th Avenue, North, North 6°36"40' E. 50.21 feet to a point; thence, leaving said westerly margin, South 88° 00" W 312.92 feet to a point; thence, North 6° 00" E 67.0 feet to a point; thence, South 88° 0" W 104.00 feet to a point in the easterly margin of 40th Avenue North; thence, along said margin South 6° 00" W 157.00 feet. To a point; thence, leaving said margin North 88° 00" E 207.57 feet to a point; thence, North 6° 34" E 40.6 feet to a point; thence, North 88° 00" E 208.04 feet to the point of beginning.

Tract 2

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Clifton, of record in Book 21, page 35, Register's Office for said County.

SAID part of said lot fronts 64-1/2 feet on the southerly side of Delaware, formerly Correy Street, and extends back between parallel lines, parallel to and 104 feet east of 40th Avenue, North, formerly Clifton, 67 feet on its easterly line and 75 feet on its west line to a dead line in the rear.

Tract 3:

Beginning at a point on the south side of Delaware Avenue (formerly Corry Street) 168 1/2 feet from the southeast corner of Delaware Avenue and 40th Avenue North (formerly Clifton Avenue), thence easterly along Delaware Avenue 51 1/2 feet, fronting on Delaware Avenue 51 1/2 feet, thence extending southerly between parallel lines, the east line being 73 feet, more or less, and the west line being 74 feet, more or less, in length to a dead line, in the rear, said east and west boundary line being parallel with 40th Avenue, North. Said lot is a part of Lot No. 2 in the Plat of Clifton, of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee, having a width , as aforesaid of fifty-one and one-half (51 1/2) feet.

TRACTS 1 AND 2 BEING all of the same property conveyed to Kimmel Realty Company, Inc., a Tennessee Corporation, by deed of record in Book 7475, Page 197 in the Register's Office for Davidson County, Tennessee.

TRACT 3 BEING all of the same property conveyed to Kimmel Realty Company, Inc., a Tennessee Corporation, by deed of record in Book 9983, Page 188 in the Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019