Davidson County DEEDQC
Recvd: 04/13/17 14:48 5 pgs
Fees:27.00 Taxes:0.00
20170413-0036388

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
MCKENZIE LAIRD, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map and Parcel Numbers:
The Mulch Property Development Company, LLC 665 Vernon Ave. Nashville, TN 37209	New Owner	09105023400 09105027600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JUSTIN EMMANUEL**, an individual, and **GINA EMMANUEL**, an individual, as Tenants in Common (collectively, "Grantors"), do hereby quitclaim, transfer and convey unto **THE MULCH PROPERTY DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company ("Grantee"), certain real property located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is located at: 0 Nashua Lane, Nashville, Tennessee, 37209; and 0 Laramie Avenue, Nashville, Tennessee, 37209.

* * *

I, Talbott P. Ottinger, 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.

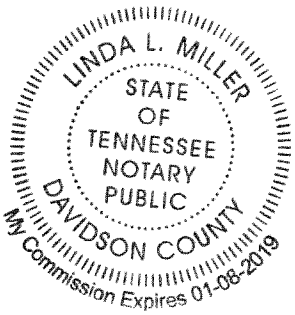
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



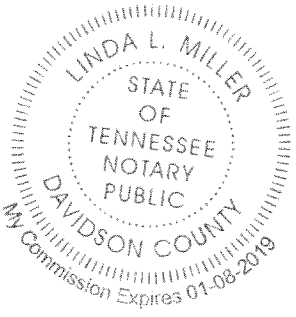
IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of April, 2017.

Justin Emmanuel

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Justin Emmanuel**, 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 13th day of April, 2017.



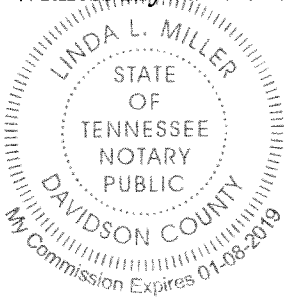
Notary Public
My Commission Expires: 1-8-2019

Gina Emmanuel

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Gina Emmanuel**, 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 13th day of April, 2017.



Notary Public
My Commission Expires: 1-8-2019

EXHIBIT A
Legal Description of the Property

TRACT I – 0 Nashua Lane, Nashville, Tennessee, 37209; Parcel ID: 09105023400; RES PAR "B" MOSSWOOD HGTS SEC 2; .27 acres.

Land in Davidson County, Tennessee, being Reserve Parcels A&B on the Plan of Mosswood Heights, Section II of record in Book 4175, Page 155, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to B.B. Doubleday, Jr., by deed from James H. Brewer and wife, Elizabeth P. Brewer of record in Book 7240, page 813, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Second Mulch Property Company by deed from B.B. Doubleday, Jr., a married person of record in Instrument No. 20060317-0031268, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TSMPC, LLC by deed from The Second Mulch Property Company of record in Instrument No. 20140102-0000298, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin Emmanuel, an individual, and Gina Emmanuel, an individual, as Tenants in Common by deed from TSMPC, LLC of record in Instrument No. 20151229-0130488, Register's Office for Davidson County, Tennessee.

TRACT II – 0 Laramie Ave, Nashville, Tennessee, 37209; Parcel ID: 09105027600; END OF LARAMIE AV S OF JAMES AV; 2.8 acres.

Land in Davidson County, Tennessee, being Lot No. 1, on the unrecorded Plat of BELLAR SUBDIVISION, and being the southerly part of the East part of Lot No. 29, on the Map of said lot in B.F. COCKRILL FARM SUBDIVISION, of record in Book 161, page 134, as shown in the survey of JOHN KOHL & COMPANY, P.C., dated December 14, 1994, and described as follows:

BEGINNING at a point located South 05 degrees 30 minutes 24 seconds West 519.31 feet from the southerly margin of JAMES AVENUE, at the common corner to Bellar and the James A. Tant property; thence from the point of BEGINNING of the within described property as follows: South 05 degrees 30 minutes West 121.23 feet to a point; thence South 05 degrees 33 minutes 35 seconds West 417.79 feet to a point; thence North 84 degrees 29 minutes 10 seconds West 240.44 feet to a point; thence North 05 degrees 15 minutes 42 seconds East 409.42 feet to a concrete monument; thence North 67 degrees 23 minutes 53 seconds West 275.02 feet to an iron pin, same being the BEGINNING point of the within described property.

BEING part of the same property conveyed to JAMES R. BELLAR AND WIFE, JO ANN ESTES BELLAR, by deed from Eddie Thomas Bellar and wife, Bonnie Bellar, of record in Book 8445, page 1, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to SECOND MULCH PROPERTY COMPANY, by deed from James R. Bellar and wife, Jo Ann Estes Bellar, of record in Book 11311, page 983, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TSMPC, LLC by deed from The Second Mulch Property Company of record in Instrument No. 20140102-0000299, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin Emmanuel, an individual, and Gina Emmanuel, an individual, as Tenants in Common by deed from TSMPC, LLC of record in Instrument No. 20151229-0130488, Register's Office for Davidson County, Tennessee.