QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170037163 DEEDQC
Recvd: 05/03/17 08:59 3 pgs
Fees:17.00 Taxes:0.00

20170503-0043325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Paddison and Teresa George	New Owner	
(NAME)	(NAME)	147-04-0-105.00
4117 Hillsboro Pike, Ste. 103-118		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EASTSIDE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JOHN PADDISON AND WIFE TERESA GEORGE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT #1:
A TRACT OF LAND IN THE 5TH, FORMERLY THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY; TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WALLACE ROAD, TRAVERSING IN A DIRECTION NORTH 88° 30' WEST, A DISTANCE OF 187 FEET TO A POINT; THENCE NORTH 1° 30' EAST, A DISTANCE OF 165 FEET TO AN IRON PIN; THENCE SOUTH 88° 30' EAST, A DISTANCE OF 73.8 FEET TO AN IRON PIN; THENCE SOUTH 34° 15' EAST, A DISTANCE OF 201.2 FEET TO THE POINT OF BEGINNING.

TRACT #2:
BEGINNING AT A POINT IN THE CENTER OF WALLACE ROAD AT THE SOUTHWEST CORNER OF A TRACT OF ONE ACRE CONVEYED TO B.B. HAGEWOOD AND WIFE, BY DEED OF RECORD IN BOOK 2198, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG HAGEWOOD'S LINE NORTH 1° 30' EAST 165 FEET TO A POINT; SOUTH 88° 30' EAST 73.8 FEET TO AN IRON PIN IN THE WEST MARGIN OF THOMPSON'S PROPERTY; THENCE WITH THOMPSON'S LINE ALONG A FENCE NORTH 34° 15' WEST 30 FEET TO A POINT; THENCE WESTERLY 77.5 FEET TO A POINT; THENCE SOUTHERLY 190 FEET TO THE CENTERLINE OF WALLACE ROAD; THENCE WITH THE CENTERLINE OF THE SAME EASTERLY 20 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

A STRIP OF LAND FROM STATION 10 + 61 TO STATION 19 + 00, INCLUDING EQUATION 11 + 40.55 LB EQUALS 46.65 LA., EXTENDING 25 FEET ON LEFT OF THE SURVEY CENTER LINE HAVING AN AVERAGE WIDTH OF 4 FEET. LENGTH 833 FEET, ACREAGE 0.08

BEING THE SAME PROPERTY CONVEYED TO DAVIDSON COUNTY FOR RIGHT OF WAY, BY DEED FROM E.F. HAGEWOOD AND WIFE, RUTH HAGEWOOD, OF RECORD IN BOOK 2494, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE LEGAL DESCRIPTIONS OF BOTH TRACT(S)BUT EXCLUDED) FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

A STRIP OF LAND FROM STATION 19 + 00 TO STATION 22 + 00, EXTENDING 25 FEET ON THE LEFT OF THE SURVEY CENTER LINE HAVING AN AVERAGE WIDTH OF 10 FEET. LENGTH 300 FEET, ACREAGE 0.07. BEING THE SAME PROPERTY CONVEYED TO DAVIDSON COUNTY FOR RIGHT OF WAY, BY DEED FROM B.B. HAGEWOOD AND WIFE, CAROLINE HAGEWOOD, OF RECORD IN BOOK 2494, PAGE 202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EASTSIDE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM JOHN PADDISON AND WIFE TERESA GEORGE, FILED FOR RECORD IN INSTRUMENT NO. 20150828-0087148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is
( ) **unimproved**
(X) **improved**

property known as **298 Wallace Road, Nashville, Tennessee 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 1st day of May, 2017.

EASTSIDE PROPERTIES, LLC

By: John Paddison, Member

By: Teresa George, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27 day of April, 2017, before me personally appeared **John Paddison**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Eastside Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of East Side Properties, LLC, as Member.

Witness my hand and official seal, this the 27 day of April, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1 day of May, 2017, before me personally appeared **Teresa George**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Eastside Properties, LLC, the within named bargainor, a limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of East Side Properties, LLC, as Member.

Witness my hand and official seal, this the 1 day of May, 2017.

Notary Public

My Commission Expires:

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212