Quitclaim Deed

2017-756

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 28th day of April, 2017

Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
TriTrust Partners, LLC 303 Center Avenue Dickson, TN 37055	SAME	082.02-0-065.00

Davidson County DEEDQC
Recvd: 05/03/17 15:13 3 pgs
Fees:17.00 Taxes:0.00
20170503-0043917

KNOW ALL MEN BY THESE PRESENTS that **TTF Investments, LLC**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **TriTrust Partners, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, situated at 907, 917, 921 Dickerson Pike, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

BEING A TRACT ON LAND AS SHOWN ON PROPERTY MAP 82-02, ASSESSOR'S OFFICE. ON THE EAST SIDE OF NORTH DICKERSON ROAD IN METROPOLITAN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY NORTH DICKERSON ROAD ON THE WEST; GEORGE D. GREGORY ON THE NORTH; A 12' ALLEY ON THE EAST; SAID A. MOHAMMED ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET IN A BRASS CAP IN AN ANCIENT CONCRETE WALL ON THE EAST SIDE OF NORTH DICKERSON ROAD (35.59' FROM THE CENTER), LOCATED N11°14'25"E 130.00' FROM THE NORTH MARGIN OF CLEVELAND STREET, ALSO BEING THE NORTHWEST CORNER OF SAID A. MOHAMMED (REF. INSTRUMENT# 200401114 PAGE 5943 R.O.D.C.) THENCE LEAVING MOHAMMED AND WITH THE EAST SIDE OF NORTH DICKERSON ROAD N11°14'25"E 277,00' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF GEORGE D. GREGORY (REF. DEEDBOOK 3769 PAGE 437 R.O.D.C.); THENCE LEAVING NORTH DICKERSON ROAD AND WITH GREGORY'S SOUTH LINE S80°31'50"E 150.75' TO AN IRON PIN SET ON THE WEST SIDE OF A 12' ALLEY; THENCE LEAVING DICKERSON AND WITH THE WEST SIDE OF SAID ALLEY S10°30'32"W 276.91' TO AN IRON PIN SET, THE NORTHEAST CORNER OF THE AFOREMENTIONED SAID A. MOHAMMED; THENCE LEAVING THE ALLEY AND WITH MOHAMMED'S NORTH LINE WITH AN ANCIENT CONCRETE WALL N80°31'50'W 154.29' TO THE POINT OF BEGINNING, CONTAINING 0.97 ACRES, MORE OR LESS, AND BEING A PORTION OF WEBB INVESTMENT COMPANY LTD. II PROPERTY AS RECORDED IN DEED BOOK 6969 PAGE 206 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 07, 2005.

Being the same property conveyed to TTF Investments, LLC, a Tennessee limited Liability company, from Gallatin Food Valu, Inc., a Tennessee corporation by Warranty Deed dated April 28, 2017 and recorded May 2, 2017 in Instrument Number 20170502-0043267, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of April, 2017

TTF Investments, LLC, By: Bert McCarter, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Bert McCarter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of TTF Investments, LLC, the within named bargainor, and that such Managing Member or officer as Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TTF Investments, LLC, as Managing Member.

Witness my hand and seal this 28th day of April, 2017.

NOTARY SIGNATURE
Notary Expires: 6.30.2019

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY APRIL G. NICHOLS

Certificate of Authenticity

I, April G. Nichols 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Janice G. Nichols, a notary public for this county and state, April G. Nichols who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: December 8, 2019

Notary's Seal (If on paper)

JANICE G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY