Davidson County DEEDQC
Recvd: 08/09/17 09:59 5 pgs
Fees:27.00 Taxes:0.00
20170809-0081475

QUITCLAIM DEED

TO: Sanctuary Properties,
a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Kem G. Hinton and Seab A. Tuck, III, as Tenants In Common with each owning an undivided 50% interest

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kem G. Hinton Seab A. Tuck 610 5th Avenue South Nashville, Tennessee 37203	Same	Map 93-10, Parcel 374 Map 93-14, Parcel 465 Map 93-14, Parcel 588

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

KEM HINTON
Affiant

Sworn to and subscribed before me, this 8th day of August, 2017

Notary Public

My Commission Expires: 10 March 2018

STATE OF TENNESSEE NOTARY PUBLIC JESSICA DODD DAVIDSON COUNTY My Commission Expires March 6, 2018

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sanctuary Properties, a Tennessee general partnership** (hereinafter called the "Grantor"), does quitclaim, transfer and convey unto **Kem G. Hinton and Seab A. Tuck, III, as Tenants In Common with each owning an undivided 50% interest** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved property located at 610 5th Avenue South, Nashville, Davidson County, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 8th day of August, 2017.

GRANTOR: **Sanctuary Properties,**
a Tennessee general partnership

By: _____
Kem G. Hinton, General Partner

By: _____
Seab A. Tuck, III, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Dodd, a Notary Public of said County and State, personally appeared Kem G. Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Sanctuary Properties, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 8th day of August, 2017.

_____
Notary Public

My Commission Expires: 6 March 2018

JESSICA DODD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Dodd, a Notary Public of said County and State, personally appeared Seab A. Tuck, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Sanctuary Properties, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 8th day of August, 2017.

_____
Notary Public

My Commission Expires: 6 March 2018

JESSICA DODD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Being three (3) tracts of land in Davidson County, Tennessee and being bounded on the South by the North right-of-way of Elm Street, on the West by the East right-of-way line of Fifth Ave. South, on the North by the property of Robert C. Grooms, Jr. as of record in the Deed Book 6373, page 48, of the Register's Office for said county, and on the East by the West right-of-way line of Alley Number 146, and being more particularly described as follows:

TRACT 1:

Beginning at a P.K. nail at the intersection of the North right-of-way of Elm Street and the East right-of-way line of Fifth Ave. South;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 71.00 feet to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 71.00 feet, to an iron rod on the North right-of-way line of Elm Street;

Thence with the North right-of-way line of Elm Street South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 12,496 square feet (0.287 acres more or less).

TRACT 2:

Parcel 1:

Beginning at a point on the East right-of-way line of Fifth Ave. South at a common corner with Tract One;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 40.00 feet to a point at a common corner with Parcel Two Tract Two;

Thence with Parcel Two Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 40.00 feet, to a point at a common corner with Tract One;

Thence with Tract One South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 7,040 square feet (0.162 acres more or less).

Parcel 2:

Beginning at a point on the East right-of-way line of Fifth Ave. South at a common corner with Parcel One Tract Two;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 80.00 feet to an on rod at a common corner with Grooms;

Thence with Grooms North 59 deg. 31 min. 40 sec. East, 176.00 feet to an rod on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 80.00 feet, to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 14,080 square feet (0.323 acres more or less).

The foregoing descriptions are set forth in a survey of this property prepared by R. Scot Cherry, TN.R.L.S. #1512, of Cherry Land Surveying of Nashville, Tennessee 37204, dated December 15, 1994.

Being the same property conveyed to SANCTUARY PROPERTIES, LLC, by deed from SEAB A. TUCK, III AND KEM G. HINTON, A PARTNERSHIP, D/B/A TUCK HINTON PROPERTIES, of record as Instrument No. 20030415-0050178, dated March 24, 2003, said Register's Office.

SANCTUARY PROPERTIES, LLC is now known as SANCTUARY PROPERTIES, A GENERAL PARTNERSHIP, pursuant to an Acknowledgement of Conversion of record as Instrument No. 20120103-0000519, dated December 28, 2011, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Traci Sellers, do hereby make oath that I am 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.

Traci Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of August, 2017.

Anna Edge
Notary Public

My Commission Expires: 3.6.18



NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE