Bill Garrett Davidson County
Batch# 18428 DEEDQC
10/26/2017 10:47:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171026-0109899

This instrument prepared by:
Miranda Christy
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
L&R Plumbing, LLC	Same	118 08 0 012.00
Attn: Jorge Lopez		118 08 0 013.00
109 Sunshine Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **L&R PLUMBING, LLC, a Tennessee limited liability company** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **L&R PLUMBING, LLC, a Tennessee limited liability company**, and its successors and assigns. The real estate is described as follows:

BEGINNING at a capped iron rod set on the eastern right-of-way line of Eugenia Avenue, having a right-of-way width of 50 feet, said point also being the southwest corner of Lot 58 as recorded in the Plan of Grandview Heights of record in Plat Book 161, Pages 14 & 15 in the Register's Office for Davidson County, Tennessee, the same point being the northwest corner of the property being herein described; thence, leaving said point North 69 degrees 09 minutes 05 seconds East, 150.00 feet to a capped iron rod set on the west right-of-way line of public Alley No. 1837, having a right-of-way width of 15 feet; thence, leaving said point, with and along the west right-of-way line of Alley No. 1837, South 21 degrees 11 minutes 12 seconds East, 100.00 feet to a capped iron found; thence, leaving said point and west right-of-way line of Alley No. 1837, South 69 degrees 09 minutes 05 seconds West, 150.00 feet to a capped iron rod found on the east right-of-way line of the aforementioned Eugenia Avenue; thence, leaving said point, with and along the east right-of-way line of Eugenia Avenue, North 21 degrees 11 minutes 12 seconds West, 100.00 feet to the POINT OF BEGINNING. Said combined lots herein described contain 15,000.00 square feet or 0.344+/- Acres.

Being the same property conveyed to Grantor by deed recorded in Instrument No. 20170324-0028794, Register's Office for Davidson County, Tennessee, and by deed recorded in Instrument No. 20141118-0106071, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 25th day of October, 2017.

Miranda Christy

Affiant

Lisa C Woodruff

Notary Public

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 25th day of October, 2017.

L&R PLUMBING, LLC

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORGE LOPEZ, the PRESIDENT of the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the PRESIDENT of the Grantor.

WITNESS my hand and seal, at office, this 25th day of October, 2017.

Lisa C Woodruff

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018