Bill Garrett Davidson County
Batch# 64818 DEEDQC
03/02/2018 03:39:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180302-0020112

THIS INSTRUMENT WAS PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Hardy and Elisabeth Investments LLC 4420 Gerald Place Nashville, TN 37205	Same	Map

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAY HARDIN ROSS** (the "Grantor"), does hereby quitclaim and convey unto **HARDY AND ELISABETH INVESTMENTS LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

These are improved real properties known as 5305 Charlotte Avenue, Nashville, Tennessee 37209; 5307 Charlotte Avenue, Nashville, Tennessee 37209; and, 0 53rd Avenue, N., Nashville, Tennessee 37209.

Said properties are conveyed subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) building restrictions, (4) matters on any applicable Plan, and (5) current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 2nd day of March, 2018.

[*Signatures appear on next page*]

GRANTOR:

JAY HARDIN ROSS

Date: March 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay Hardin Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of March, 2018.

NOTARY PUBLIC

My Commission Expires:

FRED RUSSELL HARWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of March, 2018.

Notary Public

My Commission Expires:

FRED RUSSELL HARWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2020

EXHIBIT A

Legal Descriptions

5305 Charlotte Ave:

A tract or parcel of land in Davidson County, Tennessee, being described as follows:

Beginning at a point in the S. margin of Charlotte Pike, said point being S. 69° 59' W. 200 feet from the intersection of Charlotte Pike and 53rd Avenue N and the NW corner of the lot from which this is taken; thence with W boundary line of lot and A.C. Oakley's E line, S. 17° 45' E 110.5 feet to a point, the S.W. corner of lot from which this is taken; thence N. 74° 23' E. 30.3 feet to an iron pin, a new corner; thence with new line, N 17° 15' W parallel to and 30 feet from the original W boundary of this lot, in all 112 feet to an iron pin, a new corner in the S margin of Charlotte Pike; thence with Charlotte Pike, S 69° 59' W 30 feet to the point of beginning.

Being the same property conveyed to Jay Hardin Ross from Anna Oakley by warranty deed dated January 24, 2018, recorded at Instrument No. 20180129-0008842, Register's Office for Davidson County, Tennessee.

5307 Charlotte Ave:

Land in the 5th Ward of the City of Nashville and more particularly described according to a survey made by W.W. Turner Company, Engineers, February 13, 1951, as follows:

Beginning at a point on the southerly margin of Charlotte Pike, said point being 199.9 feet west of the westerly boundary of 53rd Avenue North; thence in a westerly direction along the southerly margin of Charlotte Pike 100 feet to an iron pin; thence in a southerly direction 246 feet to an iron pin; thence in an easterly direction 59.5 feet to an iron pin; thence in a northerly direction 96.9 feet to an iron pin, thence in a northerly direction 173.5 feet to the southerly margin of Charlotte Pike, the point of beginning containing 0.5 acres more or less.

Being the same property conveyed to Jay Hardin Ross from Oaken, LLC, a Tennessee limited liability company, by warranty deed dated January 24, 2018, recorded at Instrument No. 20180129-0008845, Register's Office for Davidson County, Tennessee.

0 53rd Avenue N:

Land in Davidson County, Tennessee, being part of Block 3, on the plan of Realty Savings Bank & Trust Company's revised plan of West Extension of Charlotte Park, as of record in Book 421, Page 18, Register's Office for said county, and described according to a survey made thereof December 30, 1964 by James A. Hamilton, Jr., Engineer, as follows:

Beginning at a railroad spike in the westerly margin of 53rd Avenue, North, said point being S 3 degrees 56 minutes E, 161.0 feet, more or less, from the southerly margin of Charlotte Pike as measured along said westerly margin of said 53rd Avenue, North; thence with said westerly

margin of said 53rd Avenue, North, S 3 degrees 56 minutes E, 59.6 feet, more or less, to an iron pin; thence S 85 degrees 55 minutes W, 150.6 feet, more or less to an iron pin; thence S 4 degrees 02 minutes E, 3.0 feet more or less, to an iron pin; thence N 17 degrees 45 minutes 15 seconds W, 63.14 feet, more or less, to an iron pin; the southwesterly corner of the property conveyed to Guy Oakley, et us, by deed from A.C. Oakley, et al of record in Book 2881, Page 355, said Register's Office; thence with said Guy Oakley's line, N 74 degrees 23 minutes E, 80.58 feet, more or less, to an iron pin; thence, continuing with said Guy Oakley's line, S 7 degrees 30 minutes E, 21.5 feet, more or less to an iron pin; thence, continuing with said Guy Oakley's line, N 81 degrees 30 minutes E, 85.7 feet, more or less to the point of beginning.

Being the same property conveyed to Jay Hardin Ross from Oaken, LLC, a Tennessee limited liability company, by warranty deed dated January 24, 2018, recorded at Instrument No. 20180129-0008839, Register's Office for Davidson County, Tennessee.