Bill Garrett Davidson County
Batch# 65119 DEEDQC
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Fees: $22.00 Taxes: $0.00
20180305-0020602

THIS INSTRUMENT PREPARED BY:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
Thomasson Realty, LLC 106 East Due West Avenue Madison, Tennessee 37115	SAME	043-01-0-030.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HENRY E. KROMER and wife, KAREN D. KROMER** (collectively, the "Grantor"), does hereby quitclaim and convey unto **THOMASSON REALTY, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is improved property located at 1114 N. Gallatin Pike, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[*signature page to follow*]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 1 day of March, 2018.

HENRY E. KROMER

KAREN D. KROMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HENRY E. KROMER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson, Tennessee, this 28th day of February, 2018.

Notary Public

My Commission Expires: 7-2-18

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KAREN D. KROMER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson, Tennessee, this 28th day of February, 2018.

Notary Public

My Commission Expires: 7-2-18

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Brandy Gorman
AFFIANT

Subscribed and sworn to before me this
1st day of March, 2018.

Connie Cantrell
Notary Public

My Commission Expires:_____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

EXHIBIT A

Being a parcel of land in the Urban Services District, Tenth Councilmanic District, Madison, Davidson County, Tennessee. Being generally located to the southeast of Gallatin Pike, south of Elmore Street, and northwest of Circle Drive, and north of a CSX Railroad. Being a portion of Lots 8 and 9 on the Plan of East Lawn of record in Plat Book 547, Page 153, R.O.D.C., and being more particularly described as follows:

BEGINNING at a Right-of-Way Monument (Old) in the southeasterly Right-of-Way of Gallatin Pike at the common corner for Lots 7 and 8 of said Plan of East Lawn;

THENCE, with said Gallatin Pike N 22° 00' 45" E, 100.42 feet to an Iron Rod (New) at the common corner for Lots 9 and 10 of said Plan of East Lawn;

THENCE, with said common Lot line for 9 and 10 of said Plan of East Lawn S 80° 32' 01" E, 113.41 feet to an Iron Rod (New) at the common corner for Lots 9, 10, 15 and 16 of said Plan of East Lawn;

THENCE, with said common Lot line for 9 and 16 of said Plan of East Lawn and continuing with said common Lot line for 8 and 17 of said Plan of East Lawn S 20° 45' 26" W, 99.96 feet to a tree at the common corner for Lots 7, 8, 17, and 18 of said Plan of East Lawn;

THENCE, with said common Lot line for 7 and 8 of said Plan of East Lawn N 80° 32' 01" W, 115.67 feet to the POINT OF BEGINNING;

Containing 11,228 Square Feet or 0.26 Acres, more or less, described according to the ALTA/NSPS Land Title Survey, dated October 18, 2017, last revised February 23, 2018, prepared by Brad Tyson Thomas, Tennessee No. 2431, Barge Design Solutions, 615 Third Avenue South, Suite 700, Nashville, Tennessee 37210, Job No. 3616700.

Being the same property conveyed to HENRY E. KROMER AND WIFE, KAREN D. KROMER, by deed from DONALD R. FILSON AND WIFE, JUDY FILSON AND RONNIE L. FILSON AND WIFE, JERRY ANNE FILSON, of record in Instrument No. 20001016-0102647, dated September 29, 2000, said Register's Office.

TOGETHER WITH the beneficial easement rights as set out in the Exclusive Parking Easement and Non-Exclusive Ingress/Egress Easement of record in Book 9260, Page 250, said Register's Office.