Bill Garrett Davidson County
Batch# 70174 DEEDQC
03/16/2018 11:23:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180316-0025044

QUITCLAIM DEED

FROM: Michael D. Burns and wife,
Glenda S. Burns

TO: RSD Vernon and James, LLC,
a Tennessee limited liability company

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

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
RSD Vernon and James, LLC 425 Huehl Road, Suite 18 Northbrook, IL 60062	Same	Map 91-5 Parcels 125 and 254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 15th day of March, 2018.

Notary Public

My Commission Expires: 10-7-2019

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **Michael D. Burns and wife, Glenda S. Burns** (collectively, the "Grantor") by these presents do quitclaim, transfer, and convey unto **RSD Vernon and James, LLC,** a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is real property located at 685 and 693 Vernon Avenue, Nashville, Davidson County, Tennessee 37209.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 14 TS day of March, 2018.

GRANTOR: _____
Michael D. Burns

_____
Glenda S. Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Nashville, Tennessee, this 14 TS day of March, 2018.

_____
Notary Public

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
~~STATE OF TENNESSEE~~

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenda S. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 14 TS day of March, 2018.

_____
Notary Public

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 20th District of Davidson County, Nashville, Tennessee, and being Lot 1 and Lot 2 of James A. Tant, Et Al Property as recorded in Plat Book 8250, Page 191, Register's Office of Davidson County, Tennessee (RODC). Tract being bounded on the east by the western Right of Way (ROW) of Vernon Avenue (50' ROW); bounded on the south by Lot 3 of said James A. Tant, Et Al Property; bounded on the west by James Robertson Townhomes, as recorded in Instrument Number 201705010042517, RODC; and bounded on the north by the southern ROW of James Avenue (50' ROW). Tract being more particularly described as follows:

POINT OF BEGINNING being a found p.k. nail lying on the southwest ROW intersection of said James Avenue and said Vernon Avenue; thence along said western ROW of Vernon Avenue South 22°34'57" East 462.48 feet to a found iron rod with cap; thence along the common line of said Lot 3 South 74°04'00" West 498.57 feet to a found iron rod with "CHANDLER RLS #2353" cap; thence along the common line of said James Robertson Townhomes North 09°13'04" East 519.31 feet to a found iron rod with "WALKER RLS #1486" cap; thence along said southern ROW of James Avenue with the following: North 70°12'43" East 195.74 feet to a point; thence South 66°29'33" East 37.57 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Tract contains 170,938 square feet or 3.92 acres.

Being the same property conveyed to MICHAEL D. BURNS AND WIFE, GLENDA S. BURNS, by deed from THE HOLT-SOUTHEAST CORPORATION, A TENNESSEE CORPORATION, of record as Instrument No. 20130802-0081034, dated August 2, 2013, said Register's Office, and by deed from BSI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150505-0040910, dated April 22, 2015, said Register's Office.