Bill Garrett Davidson County
Batch# 76305 DEEDQC
04/04/2018 01:28:01 PM 3 pgs
Fees: $18.00 Taxes: $10,326.70
20180404-0031707

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $2,791,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of new owner:	Send Tax Bills to:	Map/Parcel Numbers:
John Wilson Horrell 2615 Grandview Avenue Nashville, Tennessee 37211	-SAME-	119 05 0 127.00 119 05 0 410.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Horrell Properties, Inc., a Tennessee corporation, hereby remises, releases and quitclaims all of its right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to John Wilson Horrell, his heirs and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of March, 2018.

HORRELL PROPERTIES, INC.

By: _____
Stephen H. Horrell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen H. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Horrell Properties, Inc., a Tennessee corporation, the within named bargainor, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

WITNESS my hand and seal, at office, this 31st day of March, 2018.

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Legal Descriptions

119 05 0 127.00 – 2609 Grandview Avenue
119 05 0 410.00 – 2611 Grandview Avenue

TRACT I:
A Tract of land located in Nashville, Davidson County, Tennessee, being part of Lot 1 on the Plan of Grandview Heights and Thompson & Rings Subdivision of Edenwold Park, as of record in Plat Book 4300, page 37, of the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point of intersection of the westerly right of way margin of a 15 foot alley and the northerly right of way margin of Central Avenue, thence with the westerly margin of said 15 foot alley North 00°09'00" West 256.74 feet to true point of beginning. Thence North 89 deg. 25' 00" West 153.21 feet to a point; thence north 00 deg. 41' 00" East 607.52 feet to a point; thence North 02 deg. 18' 04" West 166.31 feet to a point; thence South 23 deg. 35' 03" East 453.80 feet to a point; thence North 84 deg. 13' 07" West 30.03 feet to a point; thence South 00 deg. 09' 00" East 362.34 feet to the point of beginning containing 89,838.73 square feet or 2.06 acres.

TRACT II:
A Tract of land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Knestrick Subdivision as of record in Book 6900, page 523, Register's Office for Davidson County, Tennessee, said lot described according to Survey of Michael V. Holmes, dated December 31, 1987, as follows:

Beginning at a point of intersection of the westerly right of way margin of Grandview Avenue and the southerly right of way margin of Woodbine Avenue; Thence with said margin of Grandview Avenue South 23 deg. 35' 03" East 246.82 feet to the true point of beginning.

Thence South 23 deg. 35' 03" East 90.0 feet to a point; Thence South 66 deg. 29' 46" West 150.00 feet to a point; Thence North 23 deg. 35' 03" West 90.0 feet to a point; Thence North 66 deg. 29' 46" East 150.00 feet to the point of beginning containing 13,500.00 square feet or 0.31 acres of land.

Being the same property conveyed to Horrell Properties, Inc. by deed from H, J & S Investments, a Tennessee general partnership composed of Henry Horrell, John W. Horrell and Stephen H. Horrell, of record in Book 8304, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 2609 and 2611 Grandview Avenue, Nashville, Tennessee 37211.