Bill Garrett Davidson County
Batch# 80748 DEEDQC
04/13/2018 01:18:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180413-0035026

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT File: 171114261

Quitclaim Deed to convey Survey Description of property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 13 day of April, 2018.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1700 8th Avenue, LLC 1700 8th Ave. S. Nashville, TN 37203	New Owner	105-06-200.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Clay, GP, a Tennessee General Partnership** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **1700 8th Avenue, LLC, a Tennessee limited liability company** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land situated in the 17th Council District of Davidson County, Nashville, Tennessee, being land conveyed by quitclaim deed to Clay GP, A Tennessee General Partnership, of record in Instrument Number 20140424-0034730, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at a 5/8" iron rod found along the easterly margin of 8th Avenue South, said rod being the northwesterly corner of land conveyed to 1604, LLC, of record in Deed Book 11663, page 503, R.O.D.C.,TN, thence southerly along said margin, a distance of 48.5 feet to a 5/8" iron rod, said rod being the northwesterly corner of the land previously conveyed to Lola K. Dale, of record in Book 7717, Page 602, R.O.D.C.,TN and the point of beginning of the herein described land;

thence leaving said margin, South 82 degrees, 17 minutes, 45 seconds East, a distance of 179.89 feet to a 5/8" iron rod found along the margin of an alley;
thence along the southerly margin of said alley, South 82 degrees, 39 minutes, 08 seconds East, a distance of 129.88 feet to a mag nail set in a concrete driveway apron;
thence South 09 degrees, 10 minutes, 16 seconds West, passing through an 5/8" capped iron rod found at a distance of 19.38 feet, as set by TNRLS 2351, said rod being along the western and southern edge of an alley, for a total distance of 110.00 feet to a mag nail set in a block wall, said nail being along the westerly line of Michael P. Hammond or Carol A. Hammond, Trustees, of record in Instrument Number 20020528-0063973, R.O.D.C.,TN;
thence leaving said line and across a 30 foot strip of land and thence along the northerly margin of an alley, North 82 degrees, 25 minutes, 10 seconds West, a distance of 302.64 feet to a mag nail found along the easterly margin of Eight Avenue South;
thence along said margin, North 05 degrees, 27 minutes, 20 seconds East, a distance of 109.89 feet to the point of beginning of the herein described land having an area of 33,575.4 square feet or 0.77 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 12, 2018 and is based on survey work conducted by Dale and Associates in February 2018 under Project No. 17175.

Being the same property conveyed by Warranty Deed of record in Instrument No. 20180413-0035025, Register's Office of Davidson County, Tennessee.

This is improved property known as 1700 8th Avenue South Nashville, TN 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2018.

Clay, GP, a Tennessee General Partnership

Jo D. Corley, Partner

By: Jo D. Corley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo D. Corley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a partner in Clay, GP, a Tennessee General Partnership , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 12th day of April 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018