QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 97163 DEEDQC
05/25/2018 02:49:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180525-0050481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martha Butterfield and Randall Haley	**Same**	
(NAME)	(NAME)	08108050800
2119 Westwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AMMAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MARTHA BUTTERFIELD AND HUSBAND, RANDALL HALEY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT A

This is **improved** property known as: **900 Buchanan Street, Nashville, Tennessee 37208**

Witness our hands this the 22nd day of May, 2018.

AMMAR, LLC

By: Randall Haley, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 22 day of May, 2018, before me personally appeared Randall Haley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of AMMAR, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of AMMAR, LLC, as Authorized Agent.

Witness my hand and official seal, this the 22 day of May, 2018.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

A tract of land lying in the 21st Council District of Davidson County, Tennessee, being generally located north of and adjacent to Garfield Street (also known as Buchanan Street), southeast and adjacent to Buchanan Street and west of and adjacent to Interstate 65 and being more particularly described from the ALTA/NSPS Land Title Survey Chris A. Vandegrift, Tennessee Registered Land Surveyor No. 2585, dated July 27, 2016, as follow:

Beginning at an iron rod (new) in the northerly right-of-way of Garfield Street (a 62 foot right-of-way), said rod being the southwesterly corner of the Metro Government BT property (DB-00005413 0000478), said rod also having Tennessee State Plane Coordinates (NAD 83) of Northing 673339.09, Easting 1732150.40;
Thence, leaving said Metro property and with the northerly right-of-way of said Garfield Street, North 69 degrees 18 minutes 52 minutes west, passing an iron rod (new) at 39.89 feet, for a total distance of 49.88 feet to an iron rod (new);
Thence, continuing with said right-of-way, on a curve to the left, having a radius of 603.96, and arc length of 79.96, a delta angle of 7 degrees 35 minutes 07 seconds, and being subtended by a chord bearing and distance of North 73 degrees 06 minutes 22 seconds West 79.90 feet to an iron rod (new);
Thence, continuing with said Garfield right-of-way transitioning into the southeasterly right-of-way of said Buchanan Street (a 50 foot right-of-way), on a curve to the right, having a radius of 15.00 feet, an arc length of 36.34 feet, a delta angle of 138 degrees 47 minutes 24 seconds and being subtended by a chord bearing and distance of North 7 degrees 30 minutes 39 seconds West 28.08 feet to an iron rod (new);
Thence, with the southeasterly right-of-way of said Buchanan Street, North 61 degrees 52 minutes 38 seconds East for a distance of 121.19 feet to an iron rod (new) in the southwesterly right of way of an alley (15 foot right-of-way), said rod having Tennessee State Plane Coordinates (NAD 83) of Northing 673464.89, Easting 1732130.49;
Thence, leaving the southeasterly right-of-way of said Buchanan Street and with the southwesterly right-of-way of said alley, South 47 degrees 32 minutes 38 seconds East, passing an iron rod (new) at 62.87 feet for a total distance of 91.11 feet to an iron rod (new) in the westerly right-of-way of Interstate 65;
Thence, leaving said alley and with the westerly right-of-way of said Interstate 65, South 18 degrees 27 minutes 38 seconds West for a distance of 21.38 feet to an iron rod (new), said rod being the north corner of said Metro property;
Thence, leaving said right-of-way and with the northwesterly line of said Metro property, South 42 degrees 38 minutes 45 seconds West for a distance of 59.85 feet to the beginning, containing 12,805 square feet or 0.294 acres, more or less. All iron rods noted are ½" capped rebar marked "Elliott Survey".

BEING THE SAME PROPERTY CONVEYED TO AMMAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM MARTHA BUTTERFIELD AND HUSBAND, RANDALL HALEY AND CROWN INDUSTRIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20160808-0082252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****