THIS INSTRUMENT PREPARED BY:

Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantee.

****

NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NO.:**
Michael D. Burns and wife, **Glenda S. Burns** **1292 Claylick Road** **White Bluff, TN 37187**	**same**	**092-11-0-004.00**

****

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bull3294 Na8466, LLC**, a Tennessee series limited liability company (referred to herein as "Grantor"), has bargained and by these presents does hereby quitclaim, grant, transfer and convey unto **Michael D. Burns and wife, Glenda S. Burns**, (collectively referred to herein as the "Grantee"), their successors and assigns for ever, all of Grantor's right, title and interest, in and to the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

(See **Exhibit "A"** attached hereto and incorporated herein by reference.)

Being improved property otherwise known as 2314 Clifton Avenue, Nashville, TN 37209.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 97630 DEEDQC
05/29/2018 12:15:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180529-0050901

Witness my hand this 26 day of April, 2018.

BULL3294 NA8466, LLC

By: _____

Name: Randle S. Davis

Title: President

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Randle S. Davis,** 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 President of **Bull3294 Na8466, LLC**, a Tennessee series limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of **Bull3294 Na8466, LLC**.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 26th day of April, 2018.

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-28-2021

_____
Notary Public

_____
My Commission Expires

****

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson**)**

The actual consideration for this transfer is $0.00.

Glenda S. Burns
Affiant

Sworn to and subscribed before me this 26th day of April, 2018.

CLAUDETTE PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

Claudette Patterson
Notary Public

July 8th 2019
My Commission Expires

Exhibit "A"
Property Description

Certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 19 and parts of Lot Nos. 20, 21 and 22, of the Joseph W. Bell Plan, a plat of which is of record in Plat Book 21, page 13, in the Register's Office of Davidson County, Tennessee, being together with a portion of Pearl Street, a 19.5 feet wide alley closed, vacated and abandoned by Metropolitan Ordinance No. 79-1252, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way (40 feet wide) of Clifton Avenue, said pin being North 83 degrees 31 minutes 00 seconds West 273.45 feet along said rightof-way from its intersection with the westerly right-of-way (50 feet from the centerline of the westerly track) of the CSX Transportation Railroad, and also being the southeast comer of the herein described tract; Thence, with said northerly right-of-way of Clifton Avenue, North 83 degrees 31 minutes 00 seconds West 126.67 feet to a point; Thence, leaving said right-of-way with an agreement line, of record in Deed Book 9428 page 506 in the Register's Office of Davidson County, Tennessee, as follows: North 4 degrees 17 minutes 13 seconds East 100.05 feet with the plane of the western eave of an existing building to a PK nail, South 84 degrees 54 minutes 09 seconds East 5.83 feet with the plane of the northern eave of said building to a PK nail, North 3 degrees 59 minutes 02 seconds East, entering another building and following the centerline of a partition wall for an approximate distance of 82 feet inside of said building, and then continuing on the same line through an open building, and then continuing on the same line a total distance of 199.39 feet to an iron pin intersecting the southeasterly right-of-way (25' from the center of the southerly tract) of the Illinois Central Railroad; Thence, with a curve in said southeasterly right- of-way concave to the southeast and having a radius of2669.66 feet, northeasterly an arc distance of 174.46 feet through a central angle of 3 degrees 44 minutes 39 seconds to an iron pin; Thence, leaving said right-of-way with the westerly boundary line of property owned by Porcelain Industries, Inc. of record in Deed Book 7211 page 568 in said Register's Office, and following an existing chain link fence, South 7 degrees 05 minutes 00 seconds West 406.50 feet to the beginning containing 1.068 acres. According to a survey by Joe M. Cummings, RLS #1513, dated May 12, 1997.

The above described tract is subject to an easement of one foot along the agreement line described above as described and recorded in Deed Book 9428 page 506 in said Register's Office.

Being the same property conveyed to MGB Exchange 2018, LLC, a series of a Tennessee limited liability company, by Warranty Deed from David W. Wingfield and James T. Shelpman dated February 21, 2018, and of record as Instrument No. 20180222-0017008 in the Register's Office for Davidson County, Tennessee. MGB Exchange 2018, LLC is a series of Bell3294 Nash Ldg, LLC

This conveyance is subject to matters shown on the Plan of Record in Book 20, page 13, Easement of record in Book 9428, page 506, and any and all matters which may affect said property of record in the Register's Office for Davidson County, Tennessee.