398

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

18-1307
Karen Y Johnson Davidson County
Batch# 147990 DEEDQC
10/02/2018 01:35:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181002-0097729

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **GP Holdings, LLC, a Tennessee limited liability company** hereinafter called the **Grantor**, does hereby quitclaim unto **The Baird Graham Company, L.L.C., a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: **To Wit:**

TRACT 1:
Land in Davidson County, Tennessee, Being Lot No. 85 and the North 8 feet 9 inches front and 8 feet 3 inches rear of Lot No. 86 on the Map of Corinne Place, as recorded in Book 332, page 1, Register's Office for said County. Said lot and part of said lot front 41.25 feet on the easterly side of Gladstone Avenue and runs back between lines 165 feet to an alley on which they measure 40.25 feet.

TRACT 2:
Land in Davidson County, Tennessee, being the southerly part of Lot No. 86 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for said County, described as follows: Beginning on the easterly margin of Gladstone Avenue at the corner of Lots Nos. 86 and 87; thence, with said Avenue, northwardly 41 feet 3 inches to the Southwest corner of the property conveyed to Thomas R. Burns and wife, by deed from E.F. Waller and wife, of record in Book 1367, page 41, said Register's Office; thence, with the southerly line of said Burns property, eastwardly 165 feet, more or less, to the westerly margin of an alley; thence, with said alley, southwardly 41 feet 3 inches, more or less to the corner of Lots Nos. 86 and 87; thence, with the line between said two lots, westwardly 165 feet to the beginning.

Being all of the same property conveyed to GP Holdings, LLC, A Tennessee limited liability company, by deed from Joe S. Gray and wife, Helen L. Gray, dated April 4, 2016, of record in Instrument No. 20160405-0032266, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely in to:
The Baird Graham Company, L.L.C., a Tennessee limited liability company

This is improved properties, known as: 2000 Gladstone Avenue, Nashville, TN 37211 (Tract 1)
2002 Gladstone Avenue, Nashville, TN 37211 (Tract 2)

WITNESS THE EXECUTION HEREOF this 21st day September, 2018.

GP Holdings, LLC

James H. Pfeffer, Member

L. Baird Graham, Member

State of Tennessee)
County of Davidson)

On this 21st day of September, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, James H. Pfeffer and L. Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are Members of the maker, GP Holdings, LLC, and that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of GP Holdings, LLC as Members.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Sworn and subscribed before me on this the 21st day of September, 2018.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

My Commission Expires: 3/8/22

NEW OWNER:
The Baird Graham Company, L.L.C.
PO Box 150645
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
105-16-0-094.00 (Tract 1)
105-16-0-093.00 (Tract 2)