




*Tom Leatherwood*  
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<b>17073158</b>	
<b>07/19/2017 - 12:48 PM</b>	
5 PGS	
TANYA 16260B2-17073158	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
<b>TOTAL AMOUNT</b>	<b>27.00</b>
<b>TOM LEATHERWOOD</b>	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
E. WOODS WEATHERSBY  
EVANS PETREE PC  
1000 RIDGEWAY LOOP ROAD, SUITE 200  
MEMPHIS, TENNESSEE 38120

QUITCLAIM DEED

This Quitclaim Deed made this 28<sup>th</sup> day of February, 2017, between **Three Madison Investments, LLC**, a Tennessee limited liability company, party of the first party, and **1544 Madison Partners**, a Tennessee general partnership, whose partners are Orgel Family, L.P.; Three Madison Investments, LLC, a Tennessee limited liability company; Berlin Boyd; Adam Slovis; Benjamin Orgel; Jay Lindy; and, Michael McLaughlin (collectively, party of the second part.


WITNESSETH: that said party of the first part does by these presents grant, bargain, quitclaim, remise, and confirm unto the said party of the second part and its successors and assigns forever, all of its right, title, and claim in and to that certain real property located in Shelby County, Tennessee, more particularly described as follows:

That real property described on Exhibit "A" attached hereto and incorporated herein by reference as if set forth verbatim.

Being the same property conveyed to party of the first part by Special Warranty Deed of record as Instrument No. 07160228 in the Register's Office of Shelby County, Tennessee.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Three Madison Investments, LLC

By:   
Title: President / Chief Manager

STATE OF TENNESSEE  
COUNTY OF SHELBY

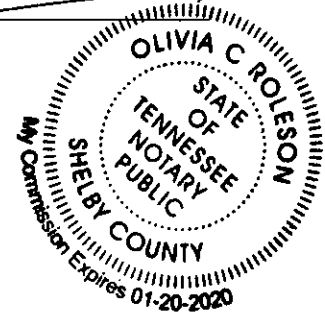
Before me, a Notary Public of the state and county aforesaid, personally appeared Fred Madjes III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Pres/Ch. Mgr. of Three Madison Investments, LLC, the within named bargainer, a Tennessee limited liability company, and that he as such Pres/Ch. Mgr. executed the foregoing instrument for the purpose therein contained, by signing the name of the said Three Madison Investments, LLC, a Tennessee limited liability company, by himself as Pres/Ch. Mgr.

WITNESS my hand and seal this 28 day of February, 2017.

[Signature]  
Notary Public

My Commission expires:

1-20-2020



New Property Owner and  
Mail Tax Bills to:

1544 Madison Partners  
4841 Summer Avenue  
Suite 200  
Memphis, TN 38122

Parcel No.: 017031 00041

Address: 1544 Madison Avenue, Memphis, Tennessee

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is \$0.00.

[Signature]  
Affiant

Subscribed and sworn to before me this 28 day of February, 2017.

[Signature]  
Notary Public

My Commission expires: 1-20-2020



EXHIBIT "A"

PARCEL 1:

Part of the Boyle Trust and Investment Company Property in Memphis, Tennessee and being Part of the Peyton 3.5 Acres of Carruthers 17.14 Acre Tract:

Beginning at a chisel mark set in the north line of Madison Avenue a distance of 536.08 feet eastwardly from the east line of North McNeil Street, said point being in the east line of the property described in Book 5872, page 280; thence, North 0° 43' 15" East with the east line of the said property described in Book 5872, page 280 a distance of 267.72 feet to an iron pin found in the south line of an alley; thence, South 89° 07' 15" East with the south line of said alley a distance of 207.08 feet to an iron pin; thence, North 84° 42' 20" East with the south line of said alley a distance of 62.99 feet to an iron pin in the west line of Block "D", East Madison Heights Subdivision as recorded in Plat Book 3, page 85; thence, South 0° 41' 00" West with the said west line of Block "D", East Madison Heights Subdivision a distance of 273.75 feet to a chisel mark set in the north line of Madison Avenue; thence, North 89° 16' 50" West with the north line of Madison Avenue a distance of 269.90 feet to the point of beginning and containing an area of 72,345 square feet.

Being the same property conveyed to Boyle Trust and Investment Company, Trustee, a Tennessee corporation, by L. B. Dow, Jr. and wife, Virginia Taylor Dow, of record in Book 4338, page 506, Register's Office for Shelby County, Tennessee.

PARCEL 2:

Part of the Boyle Trust and Investment Company Property in Memphis, Tennessee and being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block "D", East Madison Heights Subdivision as recorded in Plat Book 3, page 85:

Beginning at the intersection of the north line of Madison Avenue with the west line of North Willett Street; thence, North 89° 16' 50" West with the north line of Madison Avenue a distance of 112.00 feet to a point in the west line of said subdivision; thence, North 0° 41' 00" East with the said west line of subdivision a distance of 149.60 feet to an iron pin set in the south line of Lot 11; thence, South 89° 16' 50" East with the said south line of Lot 11 a distance of 112.83 feet to an iron pin set in the west line of North Willett Street; thence, South 1° 00' 00" West with the west line of North Willett Street a distance of 149.60 feet to the point of beginning and containing an area of 16,815 square feet.

Being the same property conveyed to Boyle Trust and Investment Company, Trustee, a Tennessee corporation, by deeds recorded in Book 5242, page 223, and recorded as Instrument #64-9113, Register's Office for Shelby County, Tennessee.

Beginning at an iron pin set in the west line of North Willett Street a distance of 224.60 feet northwardly from the north line of Madison Avenue, said point being in the north line of Lot 15; North 89° 16' 50" West with the said north line of Lot 15 a distance of 113.24 feet to an

iron pin set in the west line of said subdivision; thence, North 0° 41' 00" East with the said west line of subdivision a distance of 45.00 feet to a P.K. Nail found in the south line of Lot 19; thence, South 89° 16' 50" East with the said south line of Lot 19 a distance of 113.49 feet to an iron pin in the west line of North Willett Street; thence, South 1° 00' 00" West with the west line of North Willett Street a distance of 45.00 feet to the point of beginning and containing an area of 5,100 square feet.

Being the same property conveyed to Boyle Trust and Investment Company, Trustee, a Tennessee corporation, by deed G7 5136 as recorded in the Register's Office for Shelby County, Tennessee.

**PARCEL 4:**

Part of the Boyle Trust and Investment Company Property in Memphis, Tennessee and being Lots 9, 10, 11, and 12, Bickford's Courtland Place Subdivision as recorded in Plat Book 5, page 90:

Beginning at an iron pin set in the south line of Court Avenue a distance of 543.58 feet eastwardly from the east line of North McNeil Street, said point being in the east line of Lot 13; thence, North 89° 58' 45" East with the south line of Court Avenue a distance of 200.00 feet to an iron pin found in the west line of Lot 8; thence, South 0° 30' 50" West with the said west line of Lot 8 a distance of 158.50 feet to an iron pin set in the north line of an alley; thence, North 89° 07' 15" West with the north line of said alley a distance of 200.00 feet to an iron pin set in the east line of Lot 13; thence, North 0° 30' 50" East with the said east line of Lot 13 a distance of 155.36 feet to the point of beginning and containing 31,380 square feet.

Being the same property conveyed to Boyle Trust and Investment Company, Trustee, a Tennessee corporation, by deeds G69255, Book 6117, page 176, Book 4876, page 6 and Book 6170, page 146, Register's Office for Shelby County, Tennessee.

**PARCEL 4a:**

**Part of the Boyle Trust and Investment Company Property in Memphis, Tennessee and being part of Lot 23, Bickford's Courtland Place Subdivision as recorded in Plat Book 5, page 90:**

**Beginning at an iron pin set in the south line of an alley a distance of 160.00 feet eastwardly from a point in the east line of North McNeil Street which is 165.00 feet southwardly from the south line of Court Avenue as measured along the east line of North McNeil Street; thence, North 89° 58' 45" East with the south line of said alley a distance of 76.9 feet to an iron pin set in the west line of the property described in Instrument M7-5918; thence, South 0° 30' 50" West with the said west line of the property described in Instrument M7-5918 and parallel to the east line of North McNeil Street a distance of 81.1 feet to an iron pin set in the north line of the property described in Instrument K5-8828;**

**thence, North 89° 16' 50" West with the said north line of the property described in Instrument K5-8828 and parallel to the north line of Madison Avenue a distance of 76.9 feet to an iron pin; thence, North 0° 30' 50" East and parallel to the east line of North McNeil Street a distance of 80.1 feet to the point of beginning and containing 6,195 square feet.**

**Being the same property conveyed to Boyle Trust and Investment Company, Trustee, a Tennessee corporation, by deed of record in Book 4474, page 420, Register's Office for Shelby County, Tennessee.**